



Meeting Agenda

Design Review Board

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Jackson Ewing
360.570.3776

Thursday, July 11, 2024

5:30 PM

Hybrid - Room 112 and Virtual via
Zoom

Meeting Link:

https://us02web.zoom.us/webinar/register/WN_A6mNy030QyeINsSEtGpCRA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. ANNOUNCEMENTS

5. PROJECT REVIEW

5.A [24-0566](#) Case: 13th and Cherry Townhomes, 532 13th Ave SE, 24-2894

Attachments: [Attachment 1 - Staff Report](#)
[Attachment 2 - Design Review Packet](#)
[Attachment 3 - Response to concept design review conditions](#)
[Attachment 4 - Product Specifications](#)

6. OTHER

9. ADJOURNMENT

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



Design Review Board

**Case: 13th and Cherry Townhomes, 532 13th
Ave SE, 24-2894**

**Agenda Date: 7/11/2024
Agenda Item Number: 5.A
File Number: 24-0566**

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Case: 13th and Cherry Townhomes, 532 13th Ave SE, 24-2894

Report

Applicant:

Ryan Clintworth, C13 Townhomes LLC, PO Box 13161, Olympia WA 98508

Staff Contact:

Jackson Ewing, Associate Planner, 360.570.3776

Site Address:

532 13th Ave SE

Project Description:

Construction of 12 townhouse-style apartments in two six-unit structures. The units will be approximately 35 feet in height at three stories. Parking for each unit will be provided below the units at-grade, accessed from a drive aisle off the 13th Avenue frontage. Long- and short-term bicycle parking will be provided; frontage improvements will be provided along Cherry St including curb, streetlight, sidewalk repairs and street trees.

See Attachment 1 for complete Staff Report

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW STAFF
REPORT
July 11, 2024

Project Name/Number:	13th and Cherry Townhomes, File 24-2894
Applicant:	Ryan Clintworth C13 Townhomes, LLC
Location:	526 13 th Ave SE
Project Description:	Construction of 12 townhouse-style apartments in two six-unit structures. The units will be approximately 35 feet in height at three stories. Parking for each unit will be provided below the units at-grade, accessed from a drive aisle off the 13 th Avenue frontage. Long- and short-term bicycle parking will be provided; frontage improvements will be provided along Cherry St including curb, streetlight, sidewalk repairs and street trees.
Design Review District:	Downtown Design District, Residential Sub-District
Zoning District:	Urban Residential (UR)
City Staff:	Jackson Ewing, Associate Planner E-mail: jewing@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.70 public notification was emailed July 2 nd , 2024, to recognized neighborhood associations and party of record.
Board Responsibility:	The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Site Plan Review Committee regarding the adequacy of the project design. The Building Official will review the recommendation and make the final decision.

BACKGROUND INFORMATION

Context and Existing Conditions

The development site is located in the southeast area of Olympia’s downtown core. This area of the downtown consists of a mix of single family and multifamily residential development and commercial office buildings.

The lots are located in a small urban residential neighborhood east of the Capital Campus and west of the Plum Street and I-5 interchange. This area of downtown Olympia has been designated a residential downtown design review sub-district. Both Cherry St and 13th Ave are Type C streets.

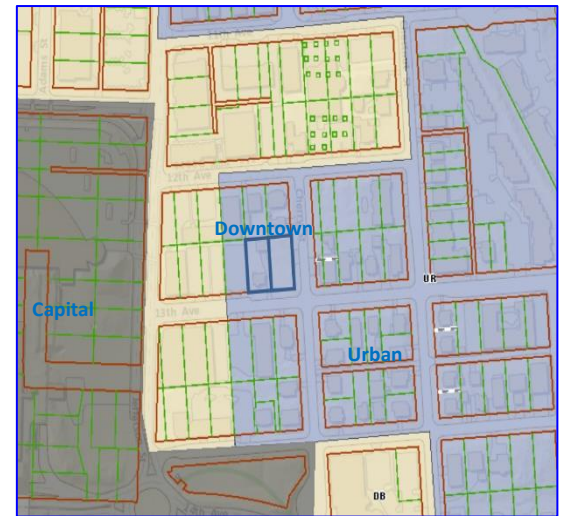
The development site consists of two abutting lots located at the northwest corner of 13th Avenue and Cherry Street. The west lot is a mid-block site developed with a single-family residential house oriented to 13th Ave, while the east lot is vacant and has two street frontages – Cherry St and 13th Ave.

Building development in vicinity of the site consists of a mix of varying architectural styles and age (including an individually listed historic property east of the development site). Housing types include single family and mostly multifamily residential development. The commercial buildings north and west of the lots are primarily office buildings. Newer residential development is occurring, an example of which is a similarly designed ground related townhouse style apartment building located at 512 Jefferson St, Campus Lofts.

- North – commercial office and single family residential
- East – single family and multifamily residential
- South – single family and multifamily residential
- West – commercial office and the Capital Campus

Detail Design Review: A complete Detail Design Review application was submitted on May 7th, 2024. Detail design review involves review of the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, materials and colors with the applicable design criteria. The Design Review Board’s recommendation will be presented to the Director of Community Planning & Development before building permit issuance.

Staff Analysis/Recommendation: In review of the detail design review plans provided, staff found that the applicant has made appropriate modifications to the project design to address downtown residential design requirements that were called out at the time of concept design review. The applicant provided a detailed response narrative to the concerns and conditions applied at time of concept design review Staff would like the board to pay specific attention to the following elements related to detail design review:



- Materials.
- Open space, the open space requirement is being met by a combination of in unit balconies and a community BBQ space in the north part of the project.

Staff requests the board pay specific attention to these project elements and discuss during the board meeting.

Detail Design Review Recommendation:

1. : *Approve with condition for revision to building permit prior to issuance.*
 - a. *Provide details on bike parking location and how residents will access this area. Bike parking has not been represented on the provided elevations but is shown on the site plans. These details should be reviewed by staff to ensure compliance.*

Submitted By: Jackson Ewing, Associate Planner

- **Attachment 1** - Staff Report.
- **Attachment 2** - Design Review Packet.
- **Attachment 3** - Response to concept design review conditions.
- **Attachment 4** - Product specifications.

DETAILED DESIGN
REVIEW PACKET

13 + Cherry Townhomes ■ Olympia, WA





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SITE PLAN

UTILITIES + COMMON

BUILDING ELEVATIONS

COLORS + MATERIALS

LIGHTING + SPECS

LANDSCAPING

TECH + SUSTAINABILITY

PROJECT OVERVIEW

PROJECT TEAM

OWNER:

C13 TOWNHOMES, LLC
PO BOX 13161
OLYMPIA, WA 98508
CONTACT: RYAN CLINTWORTH
P: 480.203.8483
E: ryan@twinpeaksre.com

GENERAL CONTRACTOR:

CHRISTENSEN, INC
2840 CRITES STREET SW
TUMWATER, WA 98512
CONTACT: COLIN CHRISTENSEN
P: 360.709.0330
E: colin@cinogc.com

ARCHITECT / DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

ANDERSON ARCHITECTURE
120 STATE AVE., #139
OLYMPIA, WA 98501
CONTACT: SCOTT ANDERSON
P: 360.791.8932
E: Scott.AndersonArchitecture@Comcast.Net

FOLLOWING PROJECT TEAM MEMBERS ARE EMPLOYED BY OWNER UNDER SEPARATE CONTRACTS:

STRUCTURAL ENGINEER:

MC-SQUARED, INC.
1235 EAST 4TH AVE., SUITE 101
OLYMPIA, WA 98506
CONTACT: JAMES FARLEY
P: 360.754.9339
F: 360.352.2044
E: JimF@MC2-Inc.com

MECHANICAL ENGINEER:

VEACH CONSULTING ENGINEERS, LLC
711 ST. HELENS AVE. SUITE 202
TACOMA, WA 98402
CONTACT: TED VEACH
P: 253.274.5701
F: 253.274.5688
E: tedv@veacheng.com

PLUMBING ENGINEER:

VEACH CONSULTING ENGINEERS, LLC
711 ST. HELENS AVE. SUITE 202
TACOMA, WA 98402
CONTACT: TED VEACH
P: 253.274.5701
F: 253.274.5688
E: tedv@veacheng.com

ELECTRICAL ENGINEER:

CROSS ENGINEERS, INC
923 MARTIN LUTHER KING JUNIOR WAY
TACOMA, WA 98405
CONTACT: STEVEN HUBBS, PE
P: 253.759.0118
E: shubbs@crossengineers.com

CIVIL ENGINEER:

PATRICK HARRON & ASSOCIATES, LLC
8270 28TH CT NE, STE 201
LACEY, WA 98516
CONTACT: CHRIS CRAMER
F: 360.459.1102
E: laceycontact@patrickharron.com

LANDSCAPE DESIGNER:

ARBORIST & HORTICULTURIST, LLC
PO BOX 1086
ENUMCLAW, WA 98022
CONTACT: ALAN HAYWOOD

PROJECT DATA

PROJECT INFORMATION:

SITE ADDRESS: 532 13TH AVE. S.E.
OLYMPIA, WA 98501
PARCEL NUMBER: 68300100900
ABBREVIATED LEGAL: SECTION 23 TOWNSHIP 18 RANGE 2W QUARTER NW NE
PLAT PATTISSONS SUBDIVISION BLK 1 LT 9 DOCUMENT
001/165
SECTION: S23182W
WELLS: NO ON-SITE OR OFF-SITE
SEPTIC: N/A
SITE AREA: 14,414 S.F. 0.34 AC
IMPERVIOUS AREA: 12,382 S.F. 85%
PERVIOUS AREA: 2,032 S.F. 15%
PROPOSED USE: MULTIFAMILY RESIDENCE
BUILDING AREA: 3,350 S.F. FOOTPRINT (X 2)
BUILDING HEIGHT: 34'
CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: R2
GARAGE STALLS: 12 STALLS
ZONING: UR
WATER PROVIDER: CITY OF OLYMPIA
SEWER PROVIDER: CITY OF OLYMPIA

IBC CODE INFO.:

BUILDING CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2009 ICC A117.1
2018 WSEC

DEFERRED SUBMITTALS:

FIRE ALARM SYSTEM
FIRE SPRINKLER SYSTEM

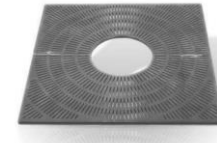
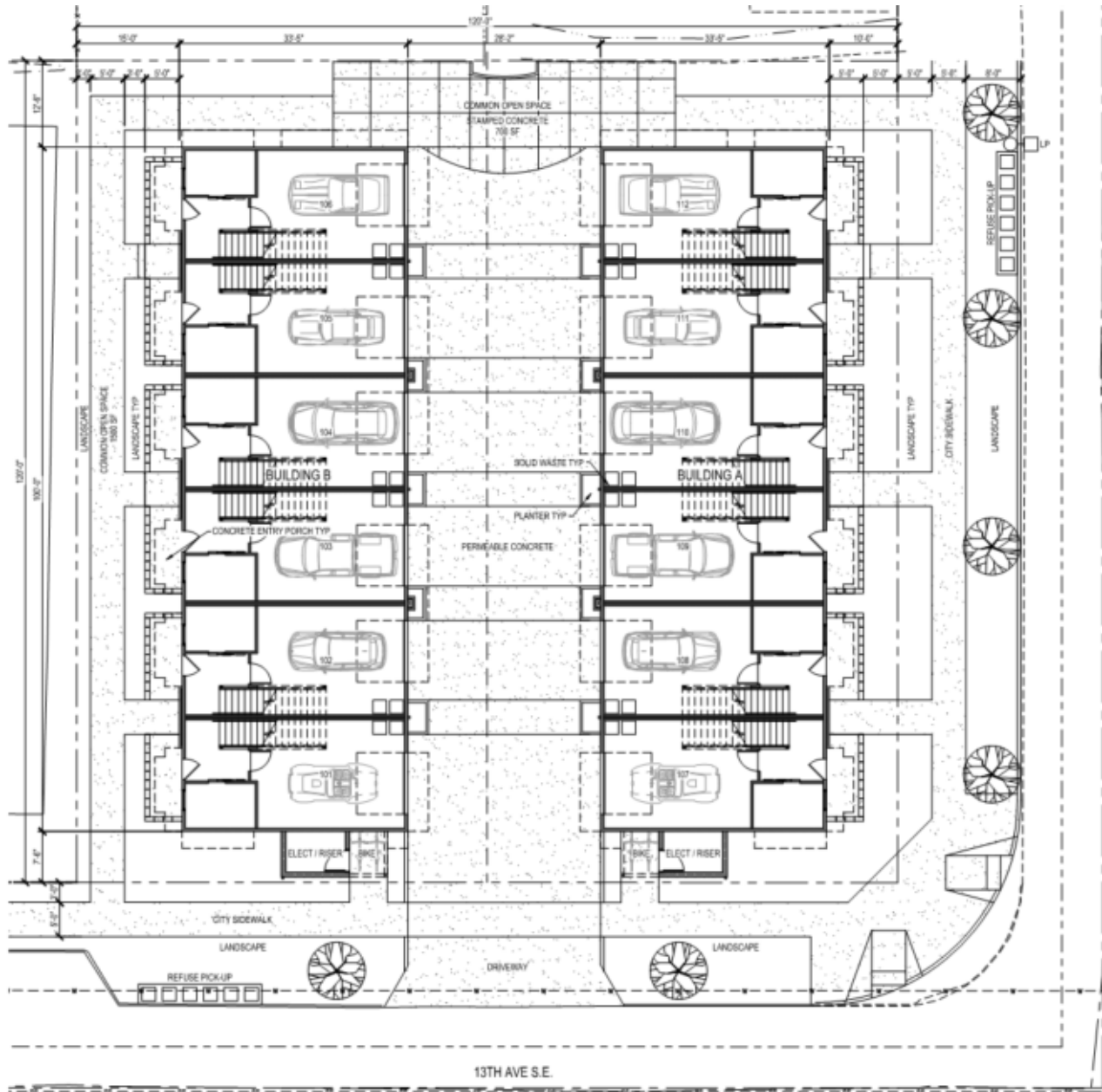
SITE CONTEXT



SITE CONTEXT



SITE PLAN



TREE GRATE
URBAN ACCESSORIES
MODEL: FAN 4 X 4 FOOT



ASPHALT
NATURAL MID-GRAY
TEXTURED



ADA TILE
STEP-SAFE
MODEL: CAST-
IN-PLACE ADA
TILE YELLOW



CONCRETE
NATURAL COLOR
SMOOTH FINISH

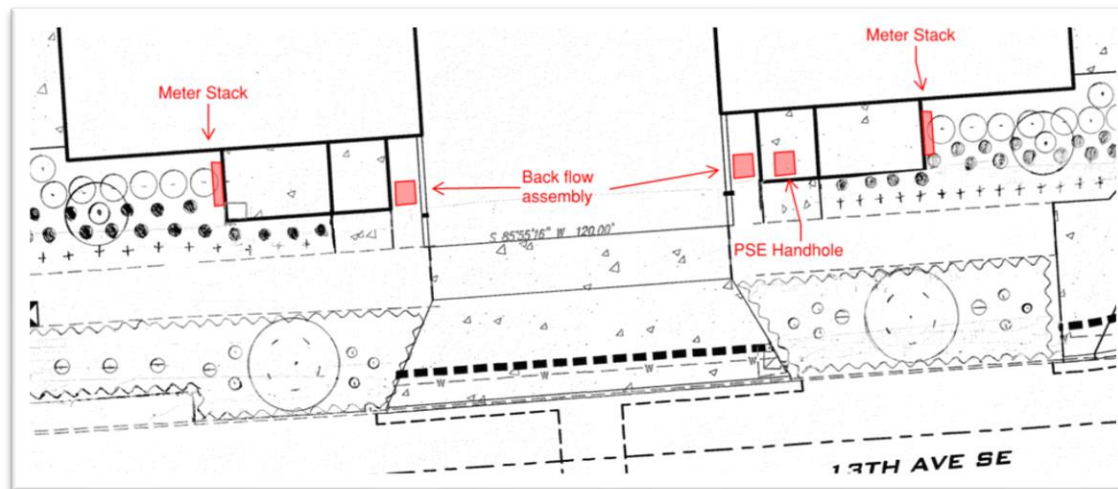
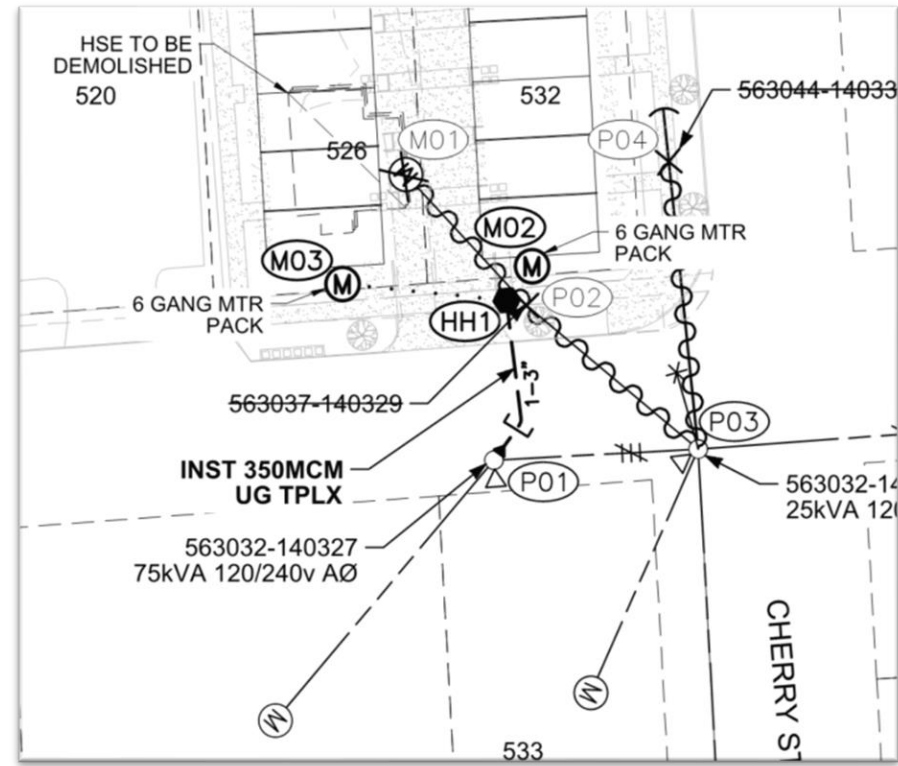
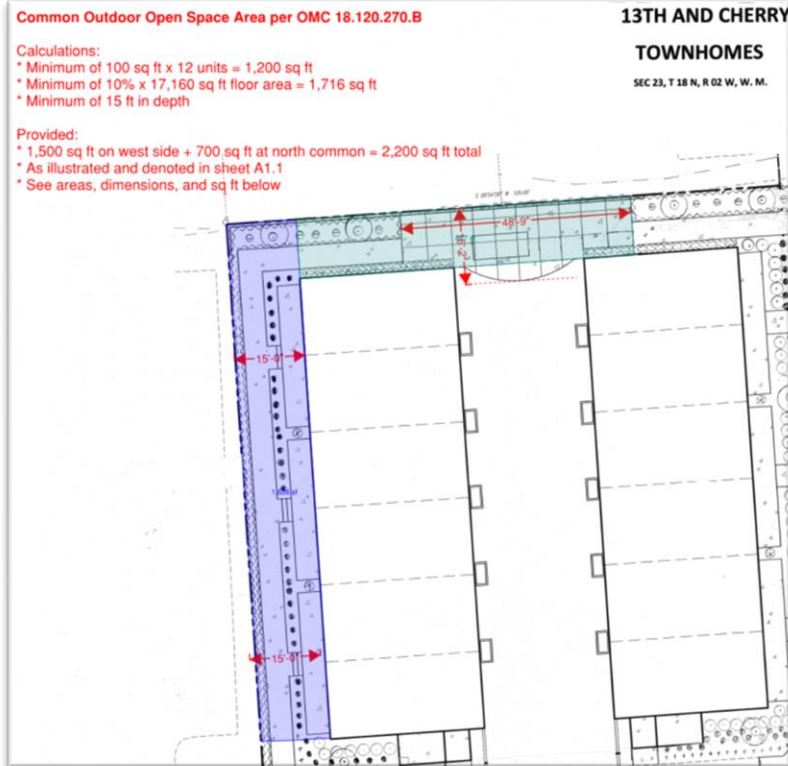


SHORT TERM BIKE STORAGE
DERO ARC RACK
COLOR: BLACK



COMMUNITY BBQ/GRILL
(OPTION)

UTILITIES + COMMON SPACE



BUILDING ELEVATIONS



COLORS + MATERIALS



THE BRICK BOOK COLORS | TEXTURES | ASTM Traditional Pastels

COLOR*: Harbor Mist
TEXTURE: Coated, Deformed
TYPE:** Stocking
PLANT: Mica, WA
COLLECTION: The Nouveau
Collection
ASTM: ASTM C-216, SW, FBA

Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.

** Special Order Colors require a minimum order. Additional production time should be allowed.

Hardi Panel Siding



Hardi Lap Siding

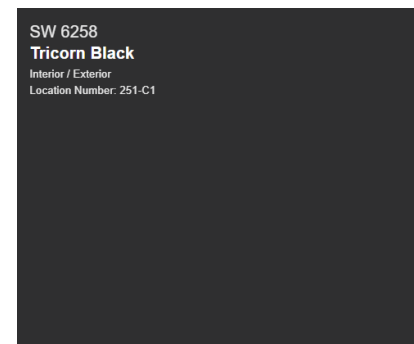
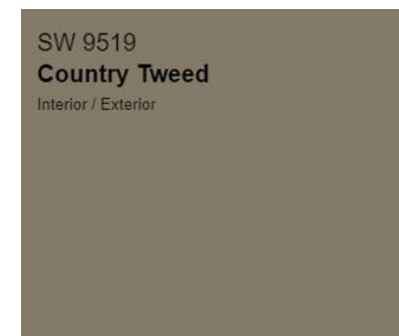


THE CMU BOOK COLORS | TEXTURES | ASTM

COLOR*: Sable
TEXTURE: Split Face
TYPE:** Special Order
PLANT: Kent, WA; Empire, OR
ASTM: ASTM C-90

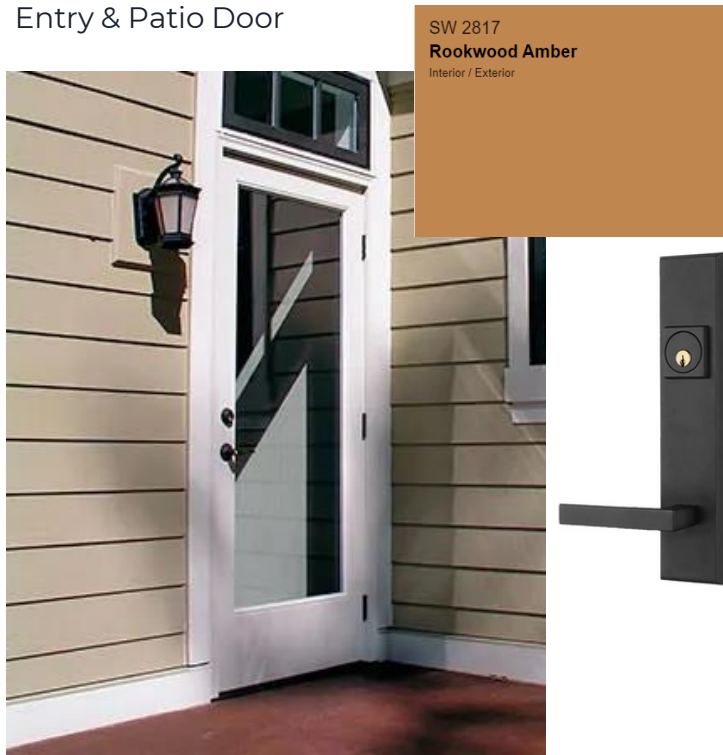


Metal Seamed Siding



COLORS + MATERIALS

Entry & Patio Door



Black Vinyl Casement Windows

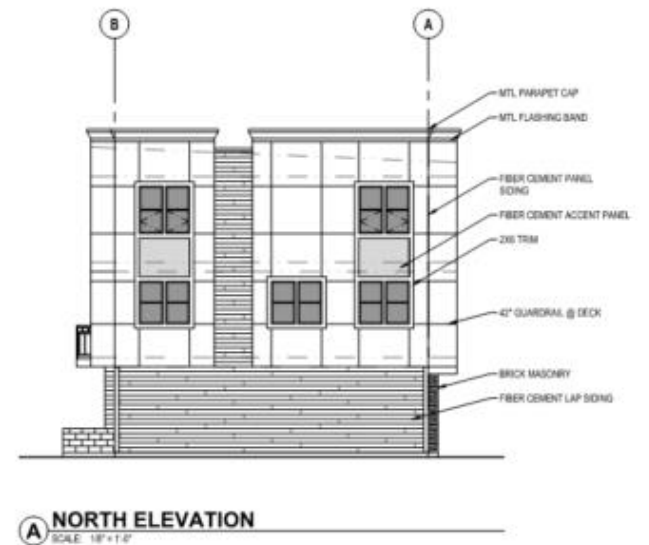
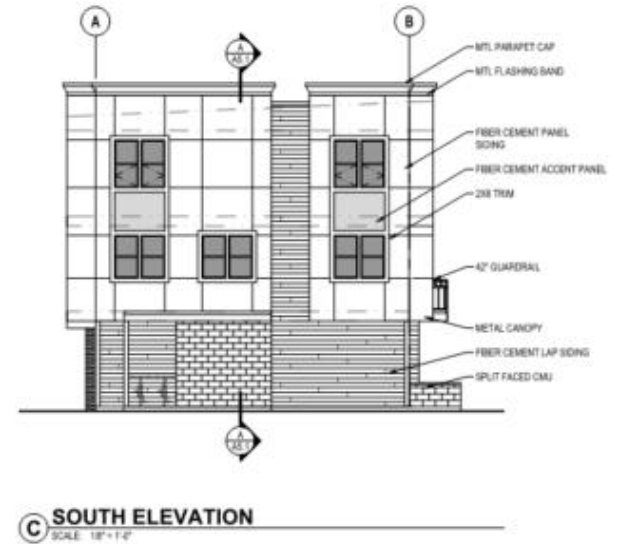


Single Ply TPO Roof



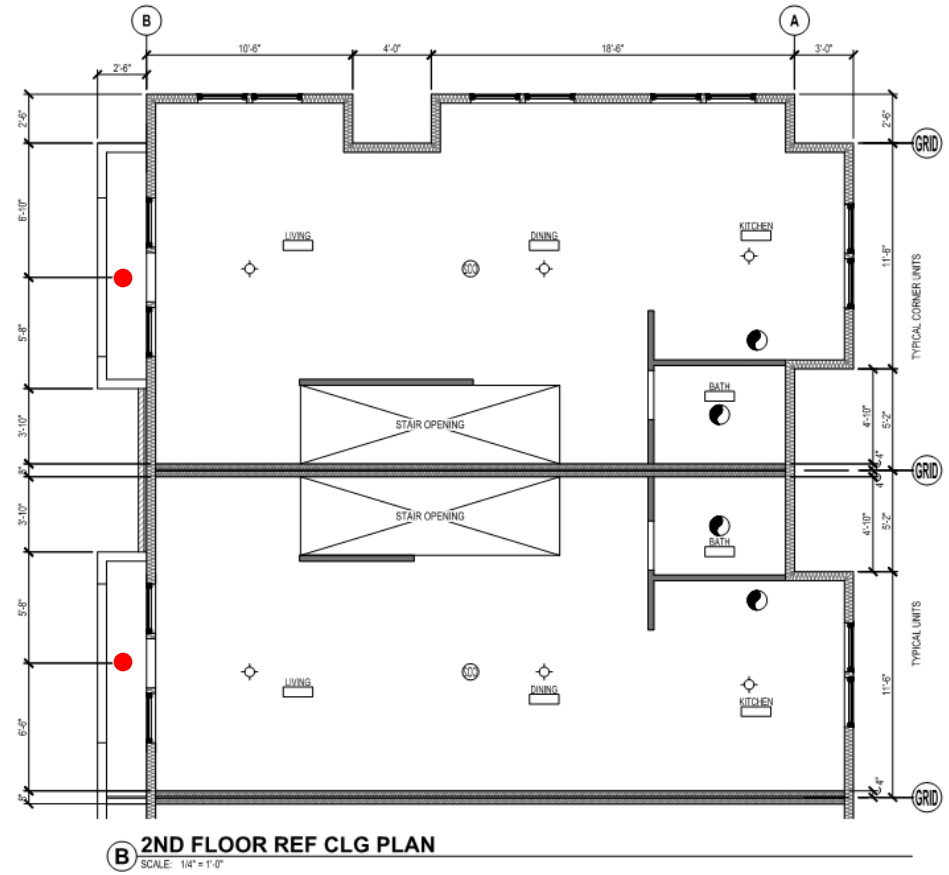
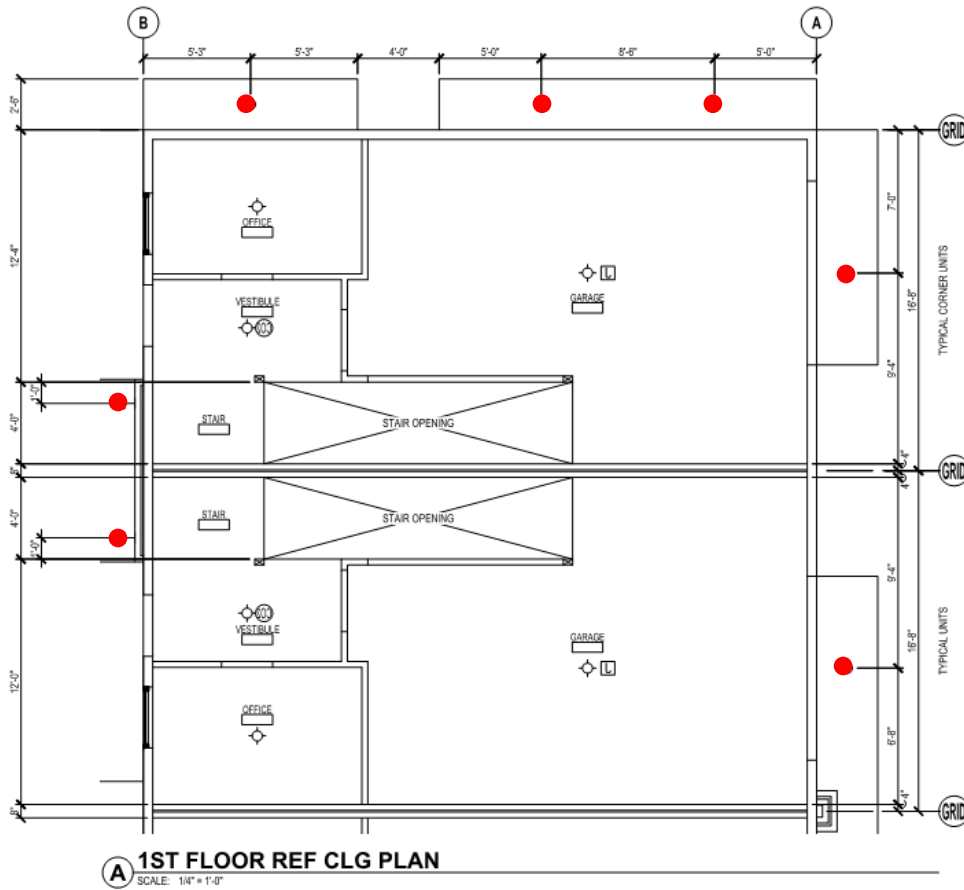
Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.

EXTERIOR LIGHTING



Wall mounted sconce lighting at the exterior of each building is designated with a **red square** on the above referenced elevations. These fixtures are located above the unit address at the entrance door of each home.

EXTERIOR LIGHTING



Overhead recessed lighting at the exterior of each building is designated with a **red dot** in the above referenced reflected ceiling plan. The locations are as follows:

- In the soffits at the end of each building (24 total)
- In the soffits above each unit's garage door (12 total)
- Above unit addresses at each entrance door (12 total)

Overhead recessed lighting at the exterior of each building is designated with a **red dot** in the above referenced reflected ceiling plan. The locations are as follows:

- In the recess above each units balcony door (12 total)

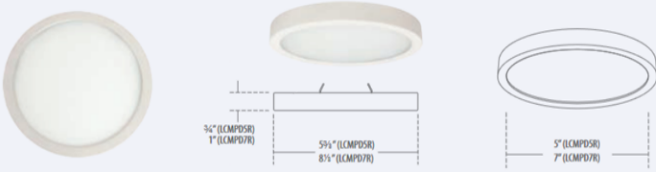
SURFACE MOUNT LED DOWNLIGHT SERIES

LUMEN PAD

ROUND AND SQUARE | 5" & 7" ROUND • 5" & 7" SQUARE

Application
5" and 7" Architectural Surface Mount Downlight is perfect for Retrofit, New Construction and Remodel applications in low to medium height ceilings. Super thin profile is unobtrusive in design and has low glare.

LUMEN PAD ROUND 12W - 1,000LM - 15W - 1,200LM



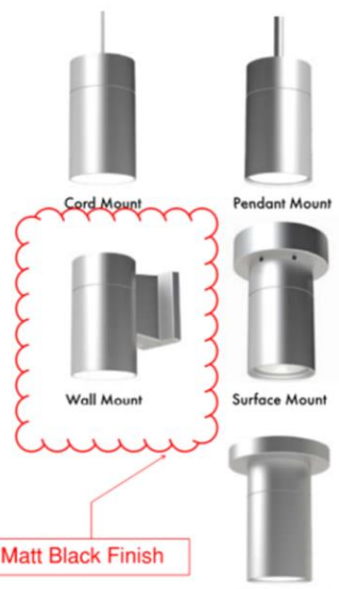
ORDERING 5" & 7" LUMEN PAD ROUND

ITEM	FINISH	DIMMING	COLOR TEMPERATURE	MATERIAL
LCMPD5R: 5-inch round, 1,000lm	W: White	Blank: ELV Dimming	-T30: 3000K	Blank: Die-Cast Aluminum
LCMPD7R: 7-inch round, 1,200lm		UE-D10: 120V/277V (0-10V Dimming)	-T35: 3500K -T40: 4000K	-PC: Non-Conductive Polycarbonate*

Example: LCMPD7RWUE-D10-T35-PC

SERIES C73

Decorative LED Cylinders
774-2770 Lumens



Surface Mount For Wet Location

APPLICATION
Decorative cylinder is available in a variety of mounting styles and is suitable for indoor or optional outdoor/wet location applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Pendant Stem, Wall, Surface, and Cord.
- Wet location listed is available on lensed wall and surface mount models.
- Separate models available for our remote driver platforms of IRD and CentralDrive® (see below).
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.

TECHNICAL DATA


- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming.
- CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive™ high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available.

CentralDrive® system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement.

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.



K118 WASHINGTON - LED



The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.

 **King Luminaire**

PRODUCT SPECIFICATIONS

R1/B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the heat sink.

GLOBE ASSEMBLY
The protective globe shall be molded of either, rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Plus. See the Data Sheet for equivalence.

LUMINAIRE shall be locked in place by means of heavy duty, stainless steel set-screws.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal

CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>Q9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2
extreme level 20kV/10kA
Dimming Capable: 1-10vdc

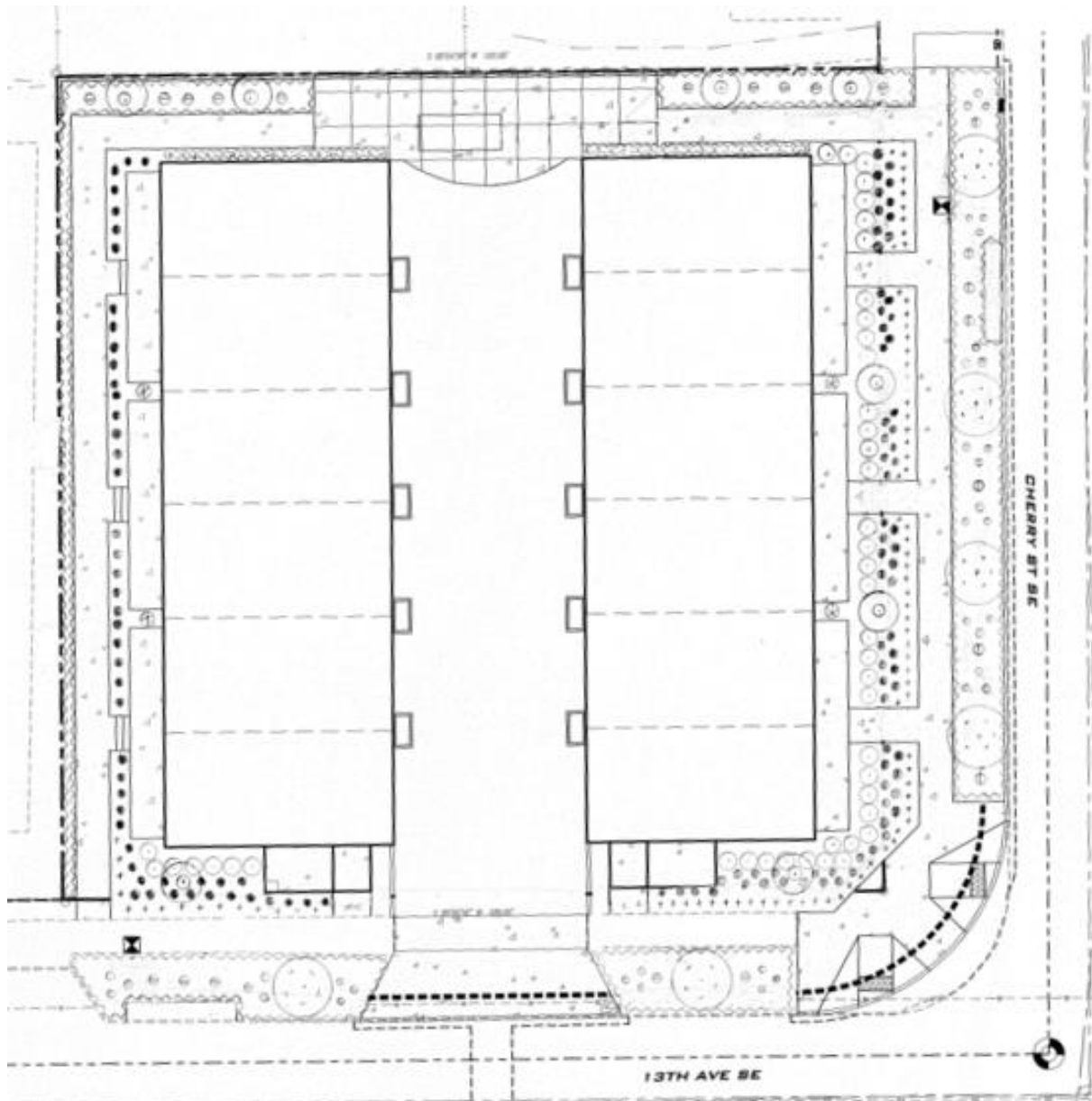
EPA:
1.53 sq. ft.

FIXTURE WEIGHT:
38 lbs



Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.

LANDSCAPE PLAN



Local native species were selected to provide appropriately scaled growth at maturity and adequate ground cover. Species selected also allows for standard maintenance operations familiar to the local market.

Note that existing granite rocks from the site will be repurposed to provide additional aesthetic appeal and variety. Reference slide 16 (Technology + Sustainability) for visual representation.

Symbol	Botanical Name	Common Name	Size	Quantity
	<i>Parrotia persica</i>	Persian Parrotia	2" Caliper	6
	<i>Cornus nutallii</i> x <i>Cornus kousa</i> 'Venus'	Venus Dogwood	2" Caliper	8
	<i>Taxus baccata</i> 'fastigiata'	Irish Yew	4' tall	4
	<i>Spiraea Japonica</i> 'Magic Carpet'	Magic Carpet Spirea	2 gallon	44
	<i>Erica x darleyensis</i> Kramer's Rote Heath	Kramer's Rote Heath	1 gallon	141
	<i>Calluna vulgaris</i> 'Firefly'	Firefly Heather	1 gallon	39
	<i>Iberis sempervirens</i> 'Snowflake'	Snowflake Candytuft	1 gallon	84
	<i>Mahonia repens</i>	Creeping Mahonia	1 gallon	23
	<i>Sarcococca hookerianum humilis</i>	Sweet Box	1 gallon	36
	<i>Arctostaphyllum uva-ursi</i>	Kinnikinnick	1 gallon	678
	<i>Hakonechloa macra 'Aureola'</i>	Golden Japanese Forest Grass	1 gallon	30

LANDSCAPE PLANTS

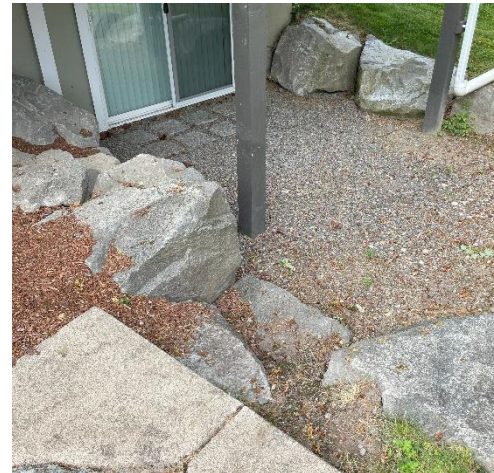


TECHNOLOGY + SUSTAINABILITY

Repurposed existing single family structured to promote/practice sustainable and environmental stewardship as well as add affordable housing inventory to the market by way of an ADU.



Planning to repurpose existing granite stone from site as a landscape feature



Smart home integration through wireless technology features such as video & surveillance monitoring, voice automated smart lighting, keyless access controls, and smart thermostats for energy efficiency management.



Solar and electric vehicle upgrade options through exclusive channel partners.



CL3 TOWNHOMES

 www.twinpeaksdev.com  +1 (480) 203-8483
 ryan@twinpeaksdev.com  Tumwater, WA

Date: May 17, 2024

Project: 13+Cherry Townhomes

Attn: Jackson Ewing, Associate Planner

Copy: Community Planning & Development, Dept Staff
Scott Anderson, Anderson Architecture

Permit: No. 24-2894

RE: Detailed Design Review Checklist & Analysis

Provide information and make revisions as recommended by the Design Review Board ("DRB") at the Concept Design Review meeting on Jan 14, 2021. Submit that information and those revisions for Detail Design Review prior to or at the time of building permit application.

6. **Design Review.** Provide information and make revisions as recommended by the Design Review Board at the Concept Design Review meeting on Jan 14, 2021. Submit that information and those revisions for Detail Design Review prior to or at the time of building permit application.
 - a. Show the preferred option for solid waste management – carts stored along the rear property line, or carts stored in individual garages. *OMC 18.120.260*
 - b. Relocate all utility features at the 13th Ave frontage to a less prominent location on site or mitigate any aesthetic impacts to the fullest extent. *OMC 18.120.260*
 - c. Provide 100 sq.ft. of common open space per unit, or 10% of the gross floor area of the development with a minimum of 15' depth. *OMC 18.120.270*
 - d. Continue to develop the common open space concept in the direction of making the drive aisle a mixed pedestrian-vehicle shared space in accordance with the schematic design presented at the design review Board meeting or provide another common open space option(s). Provide photos of all plant choices. *OMC 18.120.270*
 - e. Provide construction-level design landscaping plan with the next review to evaluate the appropriateness of planting materials and to ensure there are no areas of pedestrian entrapment. *OMC 18.36*
 - f. To reduce the potential for pedestrian/vehicle collisions, vegetation shall not obstruct views between 3' and 8' above the ground. *OMC 18.120.270*
 - g. Provide defined and detailed *street-level* black and white and colored elevations, renderings, and perspectives along both streets that show the following in composition:
 - 1) Landscaping, fencing (patio, border, 'man' gates, and main entry gate), entryways, lighting type and placement, pedestrian amenities (bicycle parking), driveway and drive aisle, building modulation and articulation (depth, dimension and form of the building). *OMC 18.120.280*
 - h. Hardscape elements shall consist of high-quality pavements such as concrete and pavers. Provide images and specifications of the materials, including the permeable pavement in the drive aisle, in the plan set. *OMC 18.120.340*
 - i. Provide lighting at sufficient lumen intensities and (human) scales along pathways, above entries, in the drive aisle, etc. *OMC 18.120.360*
 - j. Add the locations of each type of light fixture to the building elevations – black and white and colored elevations. *OMC 18.120.360*
 - k. Show the fixture cut sheets and specifications in the architectural plan set for detail design review. *OMC 18.120.360*
 - l. Provide the proposed materials for the mechanical gate that extends across the driveway from the design program. *OMC 18.120.370*
 - m. Show all site features proposed, including but not limited to mail kiosks, overhead short-term bicycle

Continuation from prior page

- structure design and materials, and design details of fencing and gates. *OMC 18.120.370*
- n. Provide street level elevations and renderings of the ground floor units. *OMC 18.120.240*
 - o. The unit must be set back at least 10 feet from a public right-of-way or elevated at least 3 feet above the sidewalk grade (or preferably, both). If the building front is less than 10 feet from the public right-of-way, the bottom of the ground floor windows facing the street must be at least 6 feet above sidewalk grade. *OMC 18.120.240*
 - p. Recess or project individual windows, at grade and above the ground floor, at least 2 inches from the façade or incorporate other design elements that add depth, richness and visual interest to the façade. *OMC 18.120.450* and *OMC 18.120.470*
 - q. Arrange joints and panel detailing consistently with windows, balconies and building modulation. *OMC 18.120.470*
 - r. Add human-scale uses or design elements to the blank walls along 13th Ave. *OMC 18.120.480*
 - s. Simplify the cornice of building to cap the parapet wall.
 - t. Corner material should wrap through the transition around a corner – cite code.
 - g. Provide materials and color samples of site features and building materials.

DRB condition a) Show the preferred option for solid waste management – carts stored along the rear property line, or carts stored in individual garages. *OMC 18.120.260*

Applicant response to a) Solid waste and recycling carts will be stored inside each units garage, and then rolled to a designated pick up pad. There are two (2) designated pads, conveniently located for each building. Bldg. A residents will roll carts to Cherry St and Bldg. B residents will roll carts to 13th Ave. The two (2) separate locations will aid in reducing unattractive congestion and clustering of carts on pick up days.

Reference slide 6 of Detailed Design Review Packet deck.

DRB condition b) Relocate all utility features at the 13th Ave frontage to a less prominent location on site or mitigate any aesthetic impacts to the fullest extent. *OMC 18.120.260*

Applicant response to b) Most intrusive utility features are the (i) PSE meter banks, (ii) PSE handhole, and (iii) backflow preventers. All three (3) of these infrastructure components are located on 13th Ave. Due to the tight site constraints and location of existing power feed and water main, this area is the most feasible option. PSE meter stacks will be screened, in part, by a Venus Dogwood, Magic Carpet Spirea and Kramer's Rote Heath. PSE handhole are underground and covered in a meter box. The above grade backflow assembly will be housed in a vandal resistant enclosure. Efforts to improve neighborhood aesthetics resulted in the removal of two (2) existing power poles on 13th and Cherry. This has been approved by PSE and Xfinity/Comcast and will eliminate overhead lines. Moreover, it was determined the project does not need a new transformer, so this large unpleasant utility is omitted from design.

Reference slide 7 of the Detailed Design Review Packet deck.

DRB condition c) Provide 100 sq.ft. of common open space per unit, or 10% of the gross floor area of the development with a minimum of 15' depth. OMC 18.120.270

Applicant response to c) This requirement has been met.

Reference slide 6 and 7 of the Detailed Design Review Packet deck.

DRB condition d) Continue to develop the common open space concept in the direction of making the drive aisle a mixed pedestrian-vehicle shared space in accordance with the schematic design presented at the design review Board meeting or provide another common open space option(s). Provide photos of all plant choices. OMC 18.120.270

Applicant response to d) Efforts made to develop the common space include (i) perpendicular joints/lines in the drive aisles permeable concrete to emulate or delineate a pedestrian walking path between each unit, (ii) stamped concrete in a designated common space area with overall shaped transition, and (iii) installation of community grill or barbeque in the open common space. (Note: it is still being determined whether or not the grill will be wood/coal burning or natural gas.)

Reference slide 6 of the Detailed Design Review Packet deck.

DRB condition e) Provide construction-level design landscaping plan with the next review to evaluate the appropriateness of planting materials and to ensure there are no areas of pedestrian entrapment. OMC 18.36.

Applicant response to e) This request has been met.

Please reference slides 14 and 15 of the Detailed Design Review Packet deck.

DRB condition f) To reduce the potential for pedestrian/vehicle collisions, vegetation shall not obstruct views between 3' and 8' above the ground. OMC 18.120.270

Applicant response to f) The developer and design team have taken great care to reduce the potential for pedestrian/vehicle collisions by incorporating vegetation into the landscape design which does not obstruct views between 3' and 8' above the ground.

Reference slides 7, 14 and 15 of the Detailed Design Review Packet deck.

DRB condition g) Provide defined and detailed street-level black and white and colored elevations, renderings, and perspectives along both streets that show the following in composition:

1) Landscaping, fencing (patio, border, 'man' gates, and main entry gate), entryways, lighting type and placement, pedestrian amenities (bicycle parking), driveway and drive aisle, building modulation and articulation (depth, dimension and form of the building). *OMC 18.120.280*

Applicant response to g) This requirement has been met.

Please reference slides 1, 8, and 11 of the Detailed Design Review Packet deck.

DRB condition h) Hardscape elements shall consist of high-quality pavements such as concrete and pavers. Provide images and specifications of the materials, including the permeable pavement in the drive aisle, in the plan set. *OMC 18.120.340*

Applicant response to h) This requirement has been met.

Please reference slide 6 of the Design Review Narrative Packet deck.

DRB condition i) Provide lighting at sufficient lumen intensities and (human) scales along pathways, above entries, in the drive aisle, etc. *OMC 18.120.360*

Applicant response to i) Developer and design team have provided sufficient lumen intensities and scale.

Reference slides 11 and 12 of the Design Review Narrative Packet deck.

DRB condition j) Add the locations of each type of light fixture to the building elevations – black and white and colored elevations. *OMC 18.120.360*

Applicant response to j) This ask has been met.

Reference slides 11 and 12 of the Design Review Packet deck.

DRB condition k) Show the fixture cut sheets and specifications in the architectural plan set for detail design review. *OMC 18.120.360*

Applicant response to k) Sample cut sheets and specifications for exterior lighting features can be found on slide 13 of the Detailed Design Review Packet deck. Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.

DRB condition l) Provide the proposed materials for the mechanical gate that extends across the driveway from the design program. *OMC 18.120.370*

Applicant response to l) This mechanical (or security) gate at the drive aisle entrance along 13th Avenue has been omitted/eliminated from the design. The primary reason

for decision is economic feasibility. Should the developer find additional budget/funding for this feature, or should the resident-buyer market indicate high levels of demand, it could be re-introduced via design amendment through CPD dept and/or change order in the field, whichever is appropriate. At this time however, value engineering has resulted in its deletion.

DRB condition m) Show all site features proposed, including but not limited to mail kiosks, overhead short-term bicycle structure design and materials, and design details of fencing and gates. *OMC 18.120.370*

Applicant response to m) This request has been met. Please also note that the short term bicycle parking is located under cover as an extension of the roof assembly from the adjacent mechanical room.

Please reference slide 6 of the Detailed Design Review Packet deck.

DRB condition n) Provide street level elevations and renderings of the ground floor units. *OMC 18.120.240*

Applicant response to n) This request has been met.

Please reference slides 1, 8 and 11 of the Detailed Design Review Packet deck.

DRB condition o) The unit must be set back at least 10 feet from a public right-of-way or elevated at least 3 feet above the sidewalk grade (or preferably, both). If the building front is less than 10 feet from the public right-of-way, the bottom of the ground floor windows facing the street must be at least 6 feet above sidewalk grade. *OMC 18.120.240*

Applicant response to o) According to OMC Section 18.04.080, Table 4.04, Residential Development Standards, there is no minimum side yard setback (along 13th) in the UR Zone. The project also complies with the 10' front yard setback (along Cherry).

Please reference slides 6 of the Detailed Design Review Packet deck.

DRB condition p) Recess or project individual windows, at grade and above the ground floor, at least 2 inches from the façade or incorporate other design elements that add depth, richness and visual interest to the façade. *OMC 18.120.450 and OMC 18.120.470*

Applicant response to p) The building is designed such that there are three groupings of two units along the primary facade. As the site slopes from south to north, each of these groupings step down the slope. This creates variety in the heights of fenestration, projections, and balconies.

At each grouping, the second- floor façade projects out from the plane of the first floor and features a balcony. The fenestration on the second floor is recessed 2'-6" from the face of the projecting facade. The first-floor fenestration is also recessed from the second-floor projection and the entry is protected/ covered by the second-floor balcony. The plane of the third-floor windows is projected 2'-6" out from the plane of the second floor windows. In addition, all fenestration is trimmed in a 6" wide trim material painted in an accent color.

DRB condition q) Arrange joints and panel detailing consistently with windows, balconies and building modulation. OMC 18.120.470

Applicant response to q) As previously noted, the building is designed such that there are three groupings of two units along the primary facade. As the site slopes from south to north, each of these groupings step down the slope. This creates a variety in the heights of fenestration, projections, and balconies.

While the wall panel joints are consistently aligned within each grouping, the necessary change in grade elevation does not allow the same alignment to continue on the adjacent grouping. As a transition between groupings, a 3-foot-wide solid wall panel, without the reveal joints, is provided.

DRB condition r) Add human-scale uses or design elements to the blank walls along 13th Ave. OMC 18.120.480

Applicant response to r) According to the definition of blank wall in OMC 18.120.120 (B.2), this project does not have a blank wall. Applicable paragraph shown below:

"2. Blank wall: Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section."

The largest ground floor wall, without a window or door, in this project is only 14'-6" which is less than the 15-foot threshold described.

DRB condition s) Simplify the cornice of building to cap the parapet wall.

Applicant response to s) This condition has been site.

Please reference slides 6 and 8 of the Detailed Design Review Packet deck.

DRB condition t) Corner material should wrap through the transition around a corner – cite code.

Applicant response to f) The project currently complies. All exterior materials wrap around outside corners to meet the same material there. Corner board trim is used at the horizontal lap siding, but it is of the same material and color. Material changes only occur at inside corners.

DRB condition g) Provide materials and color samples of site features and building materials.

Applicant response to g) This ask has been met.

Reference slides 9 and 10 of the Detailed Design Review Packet deck. Detailed product specifications in the form of manufacturer submittal sheets have been included with this submittal as separate pdf file.



THE BRICK BOOK

COLORS | TEXTURES | ASTM



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SW 9519
Country Tweed
Interior / Exterior



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SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1



THE BRICK BOOK

COLORS | TEXTURES | ASTM
Traditional Tumbled Used

COLOR*: Westport Used

TEXTURE: Tumbled

TYPE: Stocking**

PLANT: Mica, WA

**COLLECTION: The Olde Town
Collection**

ASTM: ASTM C-216, SW, FBA

- *Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.*
- *** Special Order Colors require a minimum order. Additional production time should be allowed.*

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For samples and ordering information, contact your
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THE CMU BOOK

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COLORS | TEXTURES | ASTM

COLOR*: Charcoal
TEXTURE: Split Face
TYPE**: Special Order
PLANT: Kent, WA; Empire, OR
ASTM: ASTM C-90



- *Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.*
- *** Special Order Colors require a minimum order. Additional production time should be allowed.*

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THE CMU BOOK

COLORS | TEXTURES | ASTM

COLOR*: **Sable**

TEXTURE: **Split Face**

TYPE**: **Special Order**

PLANT: **Kent, WA; Empire, OR**

ASTM: **ASTM C-90**



- *Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.*
- *** Special Order Colors require a minimum order. Additional production time should be allowed.*

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THE CMU BOOK

COLORS | TEXTURES | ASTM

COLOR*: **Onyx**
TEXTURE: **Split Face**
TYPE**: **Special Order**
PLANT: **Kent, WA; Empire, OR**
ASTM: **ASTM C-90**



- *Due to the limitations of photography, the actual product shipped is not guaranteed to duplicate the image shown here. Final color and product selection should be made from actual samples.*
- *** Special Order Colors require a minimum order. Additional production time should be allowed.*

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HardiePanel® Vertical Siding Product Description

HardiePanel siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



Stucco



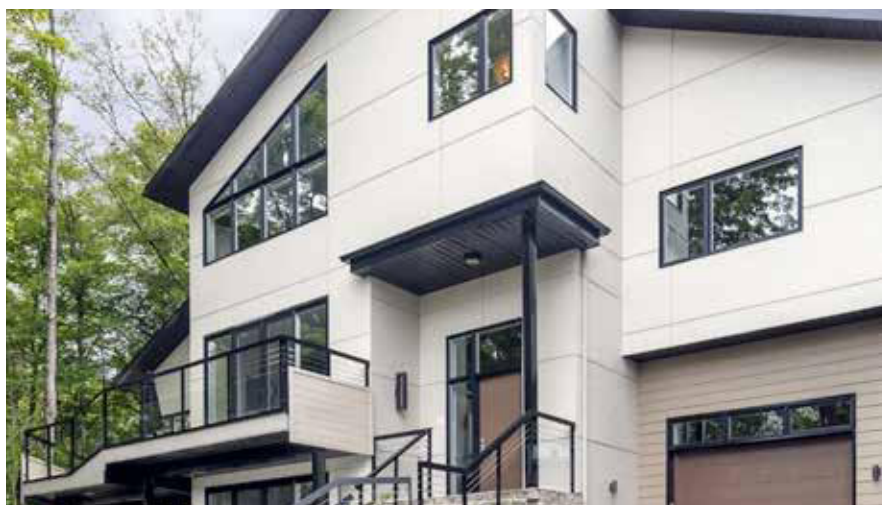
Select Cedarmill®



Sierra 8



Smooth



HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Select Cedarmill®



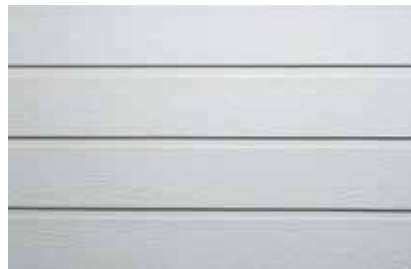
Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



WALL AND SOFFIT SERIES



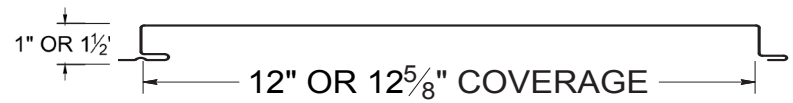
The **SmoothWall™** Panels will give your commercial or residential projects a clean monolithic appearance. These panels are a perfect fit to be used on walls, soffits and fascia. With the four different panel styles available, your designs will come alive.

SMOOTHWALL™ KEY FEATURES

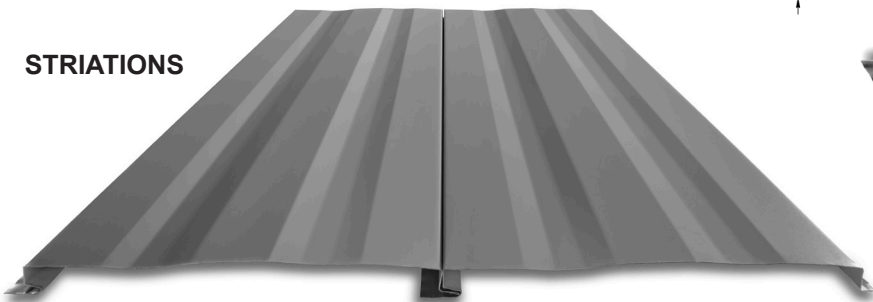
- 12" and 12-5/8" coverage options
- 1" or 1-1/2" panel height
- 24 & 22 gauge Tru-gauge™
- Custom Lengths 4' to 35'
(Inquire on longer or shorter lengths)
- 2' Shortcut capability *(Fee applicable)*
- Panel options: Striations, Flat Pan, Single and Double V-Grooves
- Concealed Fasteners: Fasteners cannot leak
- Versatile in wall and soffit applications
- ASTM E283, ASTM E330, ASTM E331, ASTM E1592



SINGLE V-GROOVE
or Double V-Groove available



STRIATIONS



Striations help reduce the chance of "oil canning"* and are our most popular and recommended panel profile.

FLAT PAN



WALL AND SOFFIT SERIES

The **Lifetime Soffit™** provides an attractive alternative to plywood or open soffits and when incorporating perforated soffit panels, offers ventilation into the system. Lifetime Soffit™ panels provide an elegant and cohesively finished appearance to your exterior.

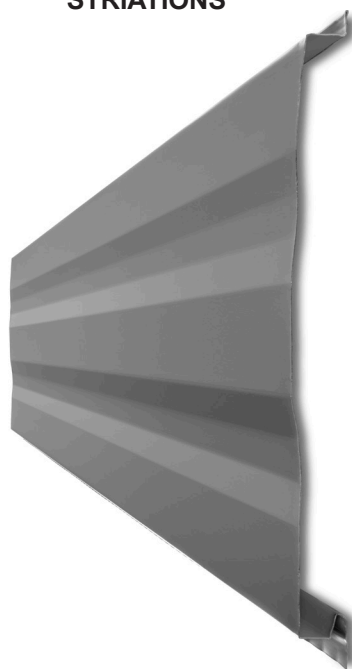
LIFETIME SOFFIT™ KEY FEATURES

- 12" and 12-5/8" coverage options
- 1" or 1-1/2" panel height
- 24 & 22 gauge Tru-gauge™
- Custom Lengths 4' to 35'
(Inquire on longer or shorter lengths)
- 2' Shortcut capability *(Fee applicable)*
- Panel options: Perforated, Striations, Flat Pan, Single and Double V-Grooves
- Concealed Fasteners: Fasteners cannot leak
- Versatile in soffit, fascia and wall applications
- 6.16 sq. inch free air flow per lineal foot of perforated panel
- ASTM E283, ASTM E330, ASTM E331, ASTM E1592



TMP Headquarters, Salem, OR
Featuring Lifetime Soffit™ Panels

STRIATIONS



DOUBLE V-GROOVE



PERFORATED



SINGLE V-GROOVE

12" OR 12⁵/₈" COVERAGE

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The **ShadowLine™** wall panel will give your project a unique appearance. Mix profiles and seam depths for additional architectural interest. The panel reveal displays a shadowing effect that changes throughout the day, giving depth to your building. These panels are a perfect fit to be used on walls, soffits and fascia. ShadowLine™ will bring your designs to life.

SHADOWLINE™ KEY FEATURES

- 11-1/2" to 15" coverage

- 1" or 1-1/2" panel height

- 24 & 22 gauge Tru-Gauge™

- Custom Lengths 4' to 35'
(Inquire on longer or shorter lengths)

- 2' Shortcut capability *(Fee applicable)*

- Panel options: Striations, Flat Pan, Single and Double V-Grooves

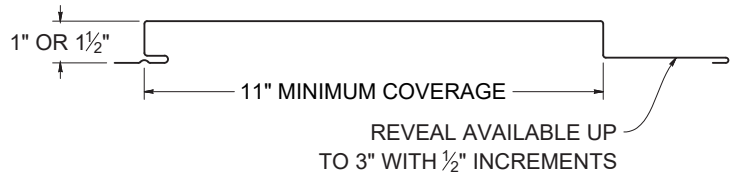
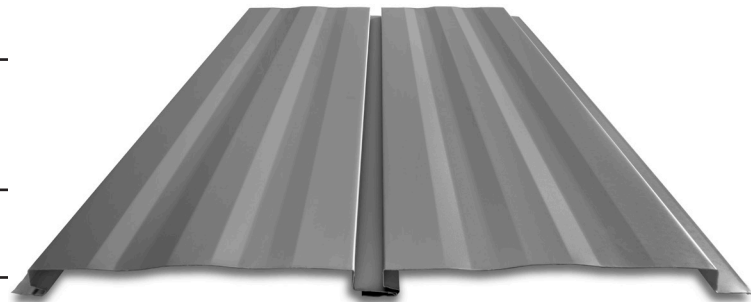
- Concealed Fasteners: Fasteners cannot leak

- Versatile in wall and soffit applications

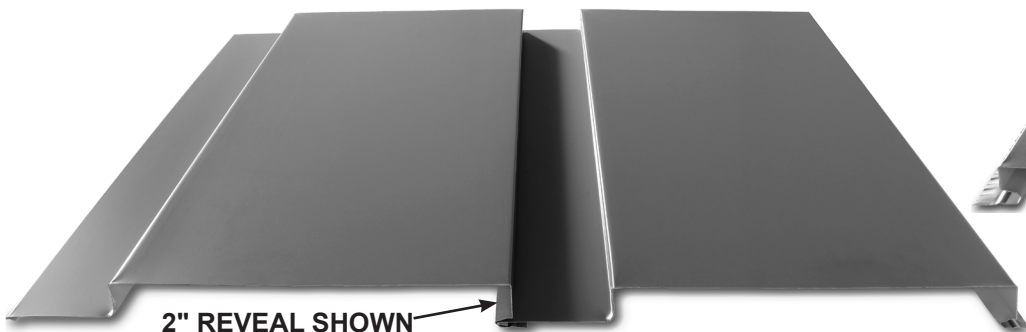
- ASTM E283, ASTM E330, ASTM E331



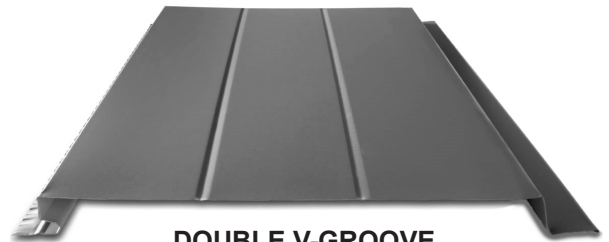
STRIATIONS



FLAT PAN



DOUBLE V-GROOVE
or Single V-Groove available



WALL AND SOFFIT SERIES

Metal siding is a great solution for many building owners. There are many exciting and elegant options available to choose from or mix and match panels for extra architectural style. The ease and speed of installation, low maintenance, and energy savings have all proven to be remarkable cost benefits.

Metal siding is the obvious route for the discerning and forward-thinking owner. Longevity is one of the top reasons owners choose metal siding. Chances are good that a metal siding system will not need to be replaced or upgraded, so it will essentially pay for itself over the course of the years. It's return on investment is above average on recouping the costs you spend.

Manufactured with recycled material and 100% recyclable after the lifespan of the building, metal siding is a great choice for environmentally conscientious individuals.

Properly installed metal siding systems contribute to a weather resistant building. Lower energy bills in the summer, reduction of greenhouse gas emissions from electricity and exceptional resistance to moisture are only some of the benefits of metal siding.



SAFETY: CLASS A FIRE RATING

Our metal panels are given a Class A fire rating. This means that a building with metal siding and a metal roof is one of the most fire-resistant possible. Panels themselves are non-combustible, will not catch fire or burn, and, under ordinary circumstances, will not melt. Steel's melting point is approximately 2,500°F.

A non-flammable building exterior product is an incomparable safety factor that brings a sense of comfort and security to home ownership.

Additional Benefits: Low to little maintenance is needed, most debris is cleaned away by rain. When needed, simply wash it off and you're done.

Decay-resistant inorganic metal siding also fends off insects and rodents, as they are not attracted to steel. They cannot penetrate and consume metal siding, unlike wood, fiber cement and vinyl alternatives.



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Taylor Metal Products siding systems offer endless design opportunities that provide distinctive style and lasting quality to your home or business using what is widely acknowledged as the premier paint system for coating exterior metal. "Cool" Kynar 500® pigments are specifically designed to reflect infrared light, reducing heat gain to a dwelling, and conform with ENERGY STAR® criteria for steep slope cool roofing products.



*TMP Headquarters, Salem, OR
Featuring ShadowLine™*



*Cessna House, Independence, OR
Featuring SmoothWall™ Panels*

Whether your project is Residential, Commercial or Agricultural, we can help you design an exceptional Metal Siding System. The team at Taylor goes far beyond just taking your order; contact us today for expert assistance with your project.

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WALL AND SOFFIT SERIES

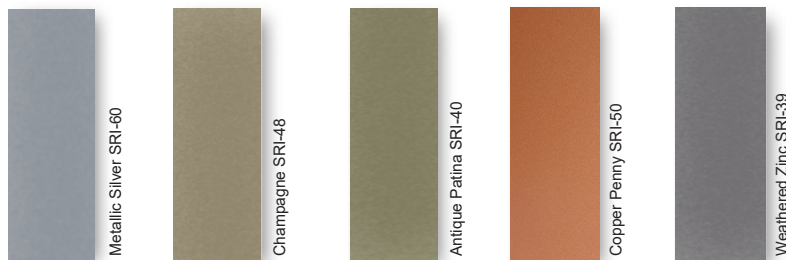
STANDARD COOL KYNAR 500® COLORS

40-YEAR RESIDENTIAL / 20 AND 30 YEAR COMMERCIAL MANUFACTURER'S LIMITED WARRANTY

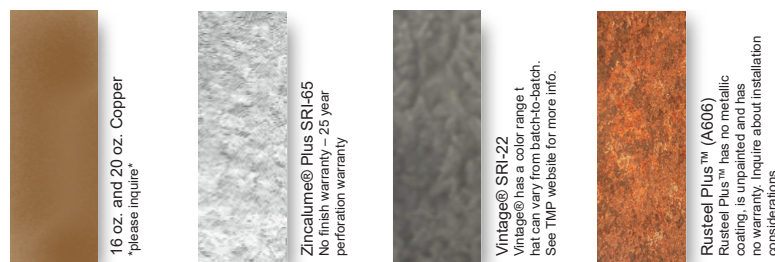


Kynar 500® Paint System - the ultimate in exterior durability and color retention

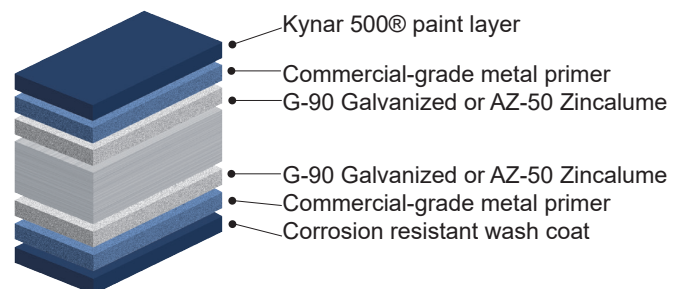
PREMIUM METALLIC COOL KYNAR 500® COLORS



SPECIALIZED MATERIAL



STANDARD WEIGHTS		
Gauge	Pounds per LF & SQFT	Pounds per LF & SQFT
Panel Dimension	1" x 12"	1.5" x 12"
SMOOTHWALL™ & LIFETIME SOFFIT™		
24ga	1.28 lbs	1.36 lbs
22ga	1.61 lbs	1.71 lbs
SHADOWLINE™		
24ga	1.36 lbs	1.39 lbs
22ga	1.68 lbs	1.72 lbs



These printed chips provide a close representation of the colors. Metal samples are available upon request. Coatings are low gloss 10-15% sheen. SRI (Solar Reflective Index) values listed above are in accordance with ASTM E 1980 and are based on actual testing. * "Oil canning" is an inherent characteristic of metal roof and wall panels, and not a defect, which is not a cause for panel rejection.

The logo features a stylized white roofline icon composed of three parallel slanted lines on the left and a solid peak on the right. To the right of the icon, the word "TAYLOR" is written in a large, bold, white sans-serif font. Below "TAYLOR" is a thin white horizontal line, and underneath that line, the words "METAL PRODUCTS" are written in a smaller, bold, white sans-serif font.

TAYLOR
METAL PRODUCTS

RIVERSIDE CA | SACRAMENTO CA | SALEM OR | SEATTLE WA | WOODINVILLE WA

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Durable. Efficient. Proven.

GAF knows thermoplastic polyolefin (TPO). Our EverGuard® TPO membrane construction has remained unchanged for decades. It's just one of the reasons we've sold more than 6 billion square feet. EverGuard® TPO offers flexibility, durability, UV reflectivity, and heat-sealable properties. It's inherently fungal resistant* and flexible without using plasticizers.

Competitive pricing and a 20-plus-year track record for performance make TPO the most popular option in the commercial roofing industry and specialized training from GAF Roofing It Right videos and CARE classes add to GAF's unmatched technical support.

Installation:

EverGuard® TPO is suitable for all types of single-ply systems:

- **Mechanically Attached** — for a quick and cost-effective system that can be installed practically year-round.
- **Induction Welded** — can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.†
- **Adhered** — can be installed with EverGuard® TPO Quick Spray, EverGuard® TPO Quick Spray LV50, EverGuard® TPO Low VOC Bonding Adhesive, EverGuard® TPO 3 Square Low VOC Bonding Adhesive, EverGuard® TPO SBA 1121 Bonding Adhesive, or EverGuard® WB 181 Bonding Adhesive for the smoothest appearance.

Features:

EverGuard® TPO offers the following:

- Endures 2 to 2.5 times the industry standard, depending on thickness (ASTM D6878 weather resistance test).
- Offers guarantees for eligible systems up to 20 years for 45 mil, 25 years for 60 mil, and 30 years for 80 mil.†
- Available in 12' rolls to cover more area with fewer rolls and seams
- Allows for heat-welded seams that provide greater seam strength to taped and other seams
- Creates a highly reflective and emissive white roof that can help reduce cooling costs‡ and urban heat island effect. (white, energy tan and energy gray only)

TPO Field Study:

As a relatively new roof technology, TPO performance was proven mostly in lab studies. So when real-world TPO systems started approaching 20-year marks, GAF acquired and analyzed EverGuard® TPO samples across the United States. We found 8- to 16-year-old TPO roofs to be performing well and in most instances, meeting the current ASTM D 6878-19 requirements for new membranes. [Download](#) the study from GAF.com.



* Meets ASTM G21. GAF warranties and guarantees do not provide coverage against fungi or other biological growth. Refer to [gaf.com](#) for more information on warranty and guarantee coverage and restrictions.

† Additional requirements apply. Contact GAF for more information. Refer to sample guarantees, available at [gaf.com](#), for complete coverage and restrictions.

‡ Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment, efficiency and other factors.

Accessories:

EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity while reducing labor.

- **Coated Speedtite™ and Hercules® Drain** — TPO-coated flange for direct hot-air welding of TPO roof membranes.
- **Corner Curb Wrap** — Four standard sizes to flash 24", 36", 48", and 60" curbs.
- **Fluted Corner** — For use in flashing outside corners of base and curb flashing.
- **Inside Corner** — Manufactured to accommodate inside corners of base or curb flashing.
- **Preformed Split Pipe Boot** — Three standard sizes accommodate most pipes and conduits.
- **Preformed Vent Boot** — Accommodates most common pipes and conduits from 1" (25.4 mm) to 6" (152 mm).
- **Scupper** — Heat-welds to the scupper for a strong, secure installation.
- **Split Pourable Sealant Pocket** — Cuts to size and offers a low profile to help seal varying penetrations with less sealant.
- **Square Tube Wrap** — Tube wraps are split with overlaps to wrap around square or rectangular tubing.
- **T-Joint Cover Patches** — Conforming seal for use over T-joints in 60- and 80-mil membrane applications.
- **TPO Cover Tape** — Self-adhered TPO ideal for stripping-in TPO and edge metal.
- **Universal Corner** — Accommodates both inside and outside corners of base and curb flashings.
- **Vent** — For use in venting low-slope mechanically attached roofs.
- **Walkway Roll** — Heat-welds directly to TPO membrane or installs with seam tape. Available in gray and yellow.

Physical Properties (ASTM D6878)					
Type	ASTM Test Method	ASTM D 6878 Minimum	EverGuard® TPO Test Values (approx.)*		
			45 mil	60 mil	80 mil
TPO Nominal Thickness	ASTM D751	0.039"	0.045" (1.14 mm)	0.060" (1.52 mm)	0.080" (2.03 mm)
Thickness Over Scrim	ASTM 7635	0.015"	15.8 mil (nominal)	24.1 mil (nominal)	31.4 mil (nominal)
Breaking Strength	ASTM D751 Grab Method MD	220 lbf	375 lbf x 330 lbf (559 x 492 kg/m)	400 lbf x 360 lbf (596 x 536 kg/m)	440 lbf x 390 lbf (656 x 581 kg/m)
Elongation at Break	ASTM D751	15%	30%	30%	30%
Tear Strength	ASTM D751 (8" x 8" sample)	55 lbf	90 lbf x 120 lbf (134 x 179 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)	100 lbf x 180 lbf (149 x 268 kg/m)
Brittleness Point	ASTM D2137	-40 °F	-40 °F	-40 °F	-40 °F
Ozone Resistance	ASTM D1149	No cracks @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification
Properties after Heat Aging	ASTM D573	≤1.5% weight change after 8 weeks @ 275° F, No cracks @ 7x magnification	Pass	Pass	Pass
Properties after Heat Aging, UAWS		Total radiation @ 8400 MJ/m² UV, no cracking	Pass	Pass	Pass
Linear Dimensional Change	ASTM D1204	±1%	0.2%	0.4%	0.4%
Water Absorption	ASTM D471	±3%	0.7%	0.7%	0.7%
Factory Seam Strength	ASTM D751	66 lbf	115 lbf (membrane failure) (171 kg/m)	145 lbf (membrane failure) (216 kg/m)	155 lbf (membrane failure) (231 kg/m)
Weather Resistance	ASTM G155	10,080 kJ(m²·nm) at 340 nm, No cracks @ 7x magnification	>20,000 kJ(m²·nm) at 340 nm	>25,000 kJ(m²·nm) at 340 nm	>25,000 kJ(m²·nm) at 340 nm
Air Permeance	ASTM E2178		<0.02 L/(s · m²)	<0.02 L/(s · m²)	<0.02 L/(s · m²)

Note 1: Certain data is provided in MD (machine direction) x CMD (cross machine direction) format.

Note 2: Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide..




Additional Physical Properties					
Puncture Resistance	FTM 101 C Method 2031	Not established	>350 lb. (159 kg)	>380 lb. (172 kg)	>380 lb. (172 kg)
Permeance	ASTM E96	Not established	<0.08 Perms	<0.08 Perms	<0.08 Perms
Guarantee			Up to 20 years	Up to 25 years	Up to 30 years

Sustainability Ratings/Certifications							
Cool Roof Rating Council (CRRC)							
Color	Rated Product ID#	Initial			Aged		
		Solar Reflectance (ASTM C 1549)	Thermal Emittance (ASTM C 1371)	Solar Reflectance Index (ASTM E 1980)	Solar Reflectance (ASTM C 1549)	Thermal Emittance (ASTM C 1371)	Solar Reflectance Index (ASTM E 1980)
White	0676-0001	0.76	0.90	94	0.68	0.83	81
Energy Gray	0676-0045	0.72	0.87	88	0.67	0.90	82
Energy Tan	0676-0039	0.72	0.89	89	0.66	0.89	80

LEED Information

Manufacturing Location	Mount Vernon, IN, New Columbia, PA, Cedar City, UT, Gainesville, TX
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Applicable Standards/Approvals			
	Miami Dade County Product Control Approved	UL Evaluation Report UL ER1306-01	ICC-ES Evaluation Report ESR-4676 (Cedar City, UT only)
	FM Approved (Refer to FM RoofNav.com for actual assemblies)	Meets or exceeds the requirements of ASTM D6878.	State of Florida Approved
	Classified by UL in accordance with ANSI/UL 790. (Refer to UL Product iQ for actual assemblies).	Meets or exceeds the requirements of the Texas Department of Insurance.	CRRRC Rated — Can be used to comply with 2022 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations (White, Energy Tan, and Energy Gray only)

Product Data										
Roll Size	12' Roll Size	12' Roll Weight (Average)	10' Roll Size	10' Roll Weight (Average)	8' Roll Size	8' Roll Weight (Average)	6' Roll Size	6' Roll Weight (Average)	5' Roll Size	5' Roll Weight (Average)
EverGuard® TPO 45	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	307 lb. (139 kg)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	256 lb. (116 kg)	8' x 100' (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	204 lb. (93 kg)	6' x 100' (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	153 lb. (70 kg)	5' x 100' (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	128 lb. (58 kg)
EverGuard® TPO 60	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	386 lb. (175 kg)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	322 lb. (146 kg)	8' x 100' (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	257 lb. (117 kg)	6' x 100' (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	194 lb. (88 kg)	5' x 100' (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	162 lb. (74 kg)
EverGuard® TPO 80	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	504 lb. (228 kg)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	420 lb. (191 kg)	8' x 100' (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	336 lb. (152 kg)	6' x 100' (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	252 lb. (114 kg)	5' x 100' (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	210 lb. (95 kg)
Colors			White, Gray, Energy Gray, Slate Gray, Tan, Energy Tan, Desert Tan, Dark Bronze, Dark Brown, Goldenrod, Sky Blue, Regal Blue, Electric Blue, Hartford Green, Patina Green, Regal Red, Terra Cotta.							
Storage			Store on pallets in a clean, dry area at temperatures below 100 °F (38 °C).							
Safety Warning			Membrane rolls are heavy. Employ at least two people to position and install.							



Visit gaf.com

For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com

We protect what matters most™



CODEL
DOORS



Fiberglass, Steel and Wood Doors



CODEL DOORS

Smooth Fiberglass Flush-Glazed Collection



8/0 SF20F Flush-Glazed door with Bright paint.

Key Code Chart

GBG Available w/Grids Between Glass

LE Available w/Low-E Glass

■ Available w/Extended Leadtime.

<p>SF61F 6⁸ 2⁸ 3⁰ LE</p>	<p>SF29F 6⁸ 2⁸ 3⁰ ■ GBG & LE</p>	<p>SF69F 6⁸ 2⁸ 3⁰ ■ GBG & LE</p>	<p>SF61FMB 6⁸ 2⁸ 3⁰ LE</p>
<p>SF20F 6⁸ 2⁰ 2⁴ 2⁶ 2⁶EZ 2⁸ 2¹⁰ 3⁰ 3⁰EZ LE</p>	<p>SF9F 6⁸ 2⁰ 2⁴ 2⁶ 2⁶EZ 2⁸ 2¹⁰ 3⁰ 3⁰EZ ■ GBG & LE</p>	<p>SF10F 6⁸ 2⁰ 2⁴ 2⁶ 2⁶EZ 2⁸ 2¹⁰ 3⁰ 3⁰EZ ■ GBG & LE</p>	<p>SF20FMB 6⁸ 2⁶ 2⁸ 3⁰ Raise & Lower MiniBlinds</p>
<p>SF20F 7⁰ 2⁶ 2⁸ 3⁰ LE</p>	<p>SF9F 7⁰ 2⁶ 2⁸ 3⁰ ■ GBG & LE</p>	<p>SF10F 7⁰ 2⁶ 2⁸ 3⁰ ■ GBG & LE</p>	<p>SF20FMB 7⁰ 2⁶ 2⁸ 3⁰ Raise & Lower MiniBlinds</p>
<p>SF20F 8⁰ 2⁶ 2⁸ 3⁰ 3⁶ LE</p>	<p>SF3F 8⁰ 2⁶ 2⁸ 3⁰ ■ LE</p>	<p>SF12F 8⁰ 2⁶ 2⁸ 3⁰ ■ LE</p>	<p>SF20FMB 8⁰ 2⁶ 2⁸ 3⁰ ■ LE</p>
<p>SFSL1F 6⁸ 12" 14"</p>	<p>SFSL20F 6⁸ 12" 14"</p>	<p>SFSL20F 8⁰ 14"</p>	

Flush-Glazed Profile vs. Standard Lite Kit Profile
(Not All Doors Available in Flush Glazed.)

FG Flush-Glazed **Standard**

PRO SERIES

W I N D O W S

PlyGem[®]
WINDOWS & DOORS



200 SINGLE HUNG



LOOKS THAT LAST. STYLES THAT STAND OUT.

Style. Value. Dependability. When you're looking to make the most of your next project, count on Ply Gem Windows & Doors Pro Series. Our extensive product line provides you with the choices you want and the custom solutions you need. Designed with a deeper, full line frame, these windows are energy efficient, provide enhanced strength and stability and are virtually maintenance free. You'll not only enhance the view, you'll help bring a room to life.

plygem.com/windows



200 SINGLE HUNG



STANDARD FEATURES

- Nail fin with either a 1" or 1-3/8" setback for easy and accurate installation
- Low-point, high-pressure weep system helps rain water drain efficiently from the frame
- Removable side loaded bottom sash
- Continuous weatherstripping and dual cam-action sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient warm edge insulating glass for enhanced energy performance
- Corrosion-resistant stainless steel screws and hardware for lifelong durability
- Aluminum-reinforced meeting rail for added strength and durability
- Maintenance-free multi-chamber PVC construction with fusion welded corners for durability, weather-tight performance and beauty
- 3-7/16" frame depth with heavy vinyl walls for strength and stability
- Rated for light commercial application



OPTIONS

GLASS OPTIONS:

HP, HP^{SC}, HP^{MAX}, Warm Edge⁺, STC options, tints, obscure, laminated, tempered, single glaze

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in flat 5/8", sculptured 5/8" or 1" styles; simulated-divided-lite (SDL) 7/8" or 1-1/4" styles; 2" accent bar

HARDWARE OPTIONS:

AUTOLOCK—positive action lock

FRAME OPTIONS:

Nail fin with or without stucco key or J-channel, dual wall flush fin, no fin; Insulair passive fresh air ventilation system

COLOR OPTIONS:



CO-EXTRUDED EXTERIOR COLORS

Geographically limited availability



Black, Bronze and Silver exterior painted colors with white interior available.

NOTE: Colors are reproduced as accurately as printer technology allows. Please see your authorized Ply Gem Windows representative for actual samples.

THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Low-E ^{SC}	2.86	0.35	0.22	0.43
3/4" HP	3.13	0.32	0.29	0.54
3/4" HP ^{SC}	3.13	0.32	0.22	0.43
1" HP ^{MAX}	4.17	0.24	0.25	0.42
WITH WARM EDGE+				
3/4" HP	3.33	0.30	0.29	0.54
3/4" HP ^{SC}	3.33	0.30	0.22	0.43

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3mm glass, no grilles and IGU thickness as noted in chart.



R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Most units are rated DP40 standard 2. Low-E with argon 3. Optional Solar Cooling optimized Low-E with argon. 4. Optional triple pane, combining two panes of Low-E insulating glass with an interior glass substrate creating two chambers of argon gas fill for superior performance 5. Optional Sound Control 6. Optional Warm Edge+ spacer on dual pane units for enhanced performance. NOTE: Optional 1" IGU for 1" sculptured GBG and some Sound Control Glass packages. 1" sculptured GBG available with HP^{MAX}, excluding bent grille patterns.

PRO SERIES

W I N D O W S

 **Ply Gem**
WINDOWS & DOORS



700 CASEMENT & AWNING



LOOKS THAT LAST. STYLES THAT STAND OUT.

Style. Value. Dependability. When you're looking to make the most of your next project, count on Ply Gem Windows & Doors Pro Series. Our extensive product line provides you with the choices you want and the custom solutions you need. Designed with a deeper, full line frame, these windows are energy efficient, provide enhanced strength and stability and are virtually maintenance free. You'll not only enhance the view, you'll help bring a room to life.



700 CASEMENT & AWNING



PRO SERIES 700 CASEMENT

3 mm Glass	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
1" Clear	2.33	0.43	0.51	0.53
1" HP	3.33	0.30	0.24	0.45
1" HP ^{SC}	3.33	0.30	0.18	0.35
1" HP ^{MAX}	4.35	0.23	0.21	0.35
WITH WARM EDGE+				
1" HP	3.57	0.28	0.24	0.45
1" HP ^{SC}	3.57	0.28	0.18	0.35

PRO SERIES 700 AWNING

3 mm Glass	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
1" Clear	2.27	0.44	0.51	0.53
1" HP	3.33	0.30	0.24	0.45
1" HP ^{SC}	3.33	0.30	0.18	0.35
1" HP ^{MAX}	4.35	0.23	0.21	0.35
WITH WARM EDGE+				
1" HP	3.57	0.28	0.24	0.45
1" HP ^{SC}	3.57	0.28	0.18	0.35

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 1" IGU, 3mm glass and no grilles.



R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

STANDARD FEATURES

- 1" or 1-3/8" nail fin setback for easy and accurate installation
- Sleek fold-down and nesting crank handle minimizes interference with window treatments
- Dual row of weatherstripping seals out the weather and seals in your comfort
- Energy-efficient warm edge insulating glass for enhanced energy performance
- Multi-point lock with stainless steel hardware and fasteners for durability and added security
- Maintenance-free multi-chamber PVC construction with fusion welded corners for durability, weather-tight performance and beauty
- 3-7/16" frame depth with heavy vinyl walls for strength and stability
- Rated for light commercial application



OPTIONS

GLASS OPTIONS:

HP, HP^{SC}, HP 2+^{SC}, HP^{PS}, HP^{MAX} (Low-E^{PS}, Low-E2+^{PS} and Low-E for high altitude applications), Warm Edge+, STC options, tints, obscure, laminated, tempered, single glaze

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in flat 5/8", sculptured 5/8" or 1" styles; simulated-divided-lite (SDL) 7/8" or 1-1/4" styles; 2" accent bar

HARDWARE OPTIONS:

Push-out hardware

FRAME OPTIONS:

1" or 1-3/8" nail fin setback or J-channel, dual wall flush fin, no fin

COLOR OPTIONS:



CO-EXTRUDED EXTERIOR COLORS

Geographically limited availability



Black, Bronze and Silver exterior painted colors with white interior available.

NOTE: Colors are reproduced as accurately as printer technology allows. Please see your authorized Ply Gem Windows & Doors representative for actual samples.



1. Most units are rated DP40 standard 2. Low-E with argon 3. Optional Solar Cooling optimized Low-E with argon. 4. Optional triple pane, combining two panes of Low-E insulating glass with an interior glass substrate creating two chambers of argon gas fill for superior performance 5. Optional Sound Control 6. Optional Warm Edge+ spacer on dual pane units for enhanced performance. NOTE: Optional 1" IGU for 1" sculptured GBG and some Sound Control Glass packages. 1" sculptured GBG available with HP^{MAX}, excluding bent grille patterns.

SW 9519

Country Tweed

Interior / Exterior

SW 6258

Tricorn Black

Interior / Exterior

Location Number: 251-C1

SW 7006

Extra White

Interior / Exterior

Location Number: 257-C1

SW 7068

Grizzle Gray

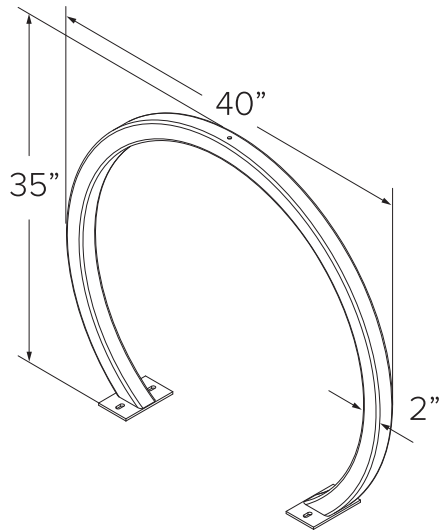
Interior / Exterior

Location Number: 236-C6

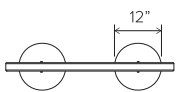
SW 2817

Rookwood Amber

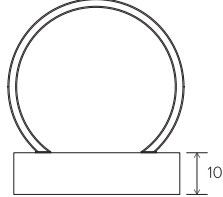
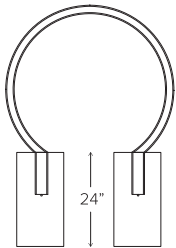
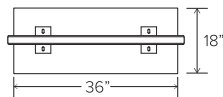
Interior / Exterior



IN-GROUND MOUNT



SURFACE MOUNT



(or standard 4" sidewalk slab)

CAPACITY 2 Bikes

MATERIALS 2" x 2" x 11g square tube

FINISHES

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

- Surface**
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
- In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

OPTIONAL LEAN BAR

- Add Lean Bar**





K118 WASHINGTON - LED

The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.



King Luminaire

PRODUCT SPECIFICATIONS

R1/B3/B2 LED ENGINE

Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The vertical heat sink is open at the bottom and vented at the top to provide appropriate dynamic airflow cooling for the LED array. The emitters are arranged in various patterns on each face of the vertical heat sink to provide the required light distribution.

The LED arrays include optical baffles constructed of optical grade ABS plastic with a vacuum metallized reflective surface or clear acrylic precision refractors over each diode. Optical options are designed to efficiently control light distribution in IESNA Type IV & V for the B3/B2 and Type III & V for the R1.

P4 LED ENGINE

Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that either Type II, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION

All K118 Washington cast components shall consist of a heavy cast aluminum. The main body or capital acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The

luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

GLOBE ASSEMBLY

The protective globe shall be molded of either; rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.125".

The globe assembly is a self-contained unit consisting of the globe, rugged cast locking ring, and the LED light engine and optical control. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly. The globe assembly is secured to the main housing by means of a spring-tensioned, twist-locking Rotolock™ unit to allow tool-less removal of the globe, while maintaining a secure seal between the globe assembly and the main body of the luminaire, making the K118 Washington suitable for an outdoor environment.

DRIVER

The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS

Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY

High output LEDs come standard

at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE

Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING

All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS

Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH

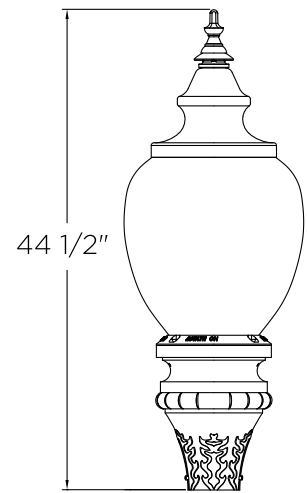
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS

All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY

The K118 Washington LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:

CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:

>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:

1.53 sq. ft.

FIXTURE WEIGHT:

38 lbs



Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualification. Contact King Luminaire for product specifications that are exempt from CSA Certification. 08-27-2021

LUMEN PAD

ROUND AND SQUARE | 5" & 7" ROUND • 5" & 7" SQUARE

LITON is proud to introduce our new super-sleek, super-slim, surface-mount 5" & 7" Square, as well as 5" & 7" Round Lumen Pads! Offering a unique combination of innovative, elegantly minimalist design & high quality LED performance, these ultra-low-profile luminaires are the ideal, easy-install alternatives to recessed lighting for plenum-challenged spaces with low-to-medium (average) ceiling heights.

Color Temperature

Comes standard with 3,000K Warm White, 3500K Neutral, or 4000K Cool White LED's binned according to ANSI C78 377A for color temperature and chromaticity ranges.

Thermal Management

Effective thermal dissipation facilitated by integral heat sink design for maximum heat rejection to provide long LED life.

Driver



Smoothly dims down to 5% with standard Low Voltage dimmers. Works with standard electronic low voltage (ELV) dimmers. Factory qualified for use with Lutron brand dimmers: **SELV300P**, **DVELV-300P**, **MAELV-600** and **NELV-450**.

Warranty

Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Recommended for applications where ambient temperatures do not exceed 35°C, installations exceeding this temperature will result in reduced LED lamp life and a voided warranty.

Benefits

- 85CRI, 120V AC input
- 3 color temperature options: 3000K, 3500K and 4000K
- **Die cast** aluminum construction
- Mounts to junction box

Lumen Maintenance

Minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.



Square Lumen Pad

Mounting

Universal mounting hardware allows mounting to all standard octagonal electrical junction boxes.

Wet Location

Suitable for Wet Location Installations.



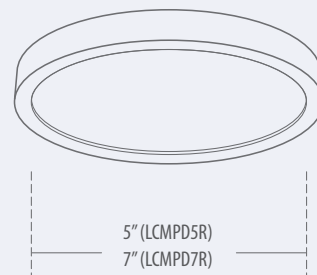
LUMEN PAD

ROUND AND SQUARE | 5" & 7" ROUND • 5" & 7" SQUARE

Application

5" and 7" Architectural Surface Mount Downlight is perfect for Retrofit, New Construction and Remodel applications in low to medium height ceilings. Super thin profile is unobtrusive in design and has low glare.

LUMEN PAD ROUND 12W • 1,000LM - 15W • 1,200LM



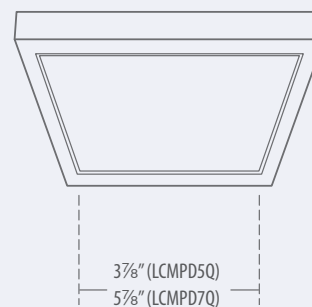
ORDERING 5" & 7" LUMEN PAD ROUND

Example: **LCMPD7RWUE-D10-T35-PC**

ITEM	FINISH	DIMMING	COLOR TEMPERATURE	MATERIAL
LCMPD5R : 5-inch round, 1,000Lm	W : White	Blank : ELV Dimming	-T30 : 3000K	Blank : Die-Cast Aluminum
LCMPD7R : 7-inch round, 1,200Lm		UE-D10 : 120V/277V (0-10V Dimming)	-T35 : 3500K -T40 : 4000K	-PC : Non-Conductive Polycarbonate*

* Special order.

LUMEN PAD SQUARE 12W • 700LM - 15W • 900LM



ORDERING 5" & 7" LUMEN PAD SQUARE

Example: **LCMPD7QW-T35-PC**

ITEM	FINISH	DIMMING	COLOR TEMPERATURE	MATERIAL
LCMPD5Q : 5-inch square, 700Lm	W : White	Blank : ELV-Dimming	-T30 : 3000K	Blank : Die-Cast Aluminum
LCMPD7Q : 7-inch square, 900Lm			-T35 : 3500K -T40 : 4000K	-PC : Non-Conductive Polycarbonate*

* Special order.

SERIES C73

Decorative LED Cylinders
774-2770 Lumens

APPLICATION

Decorative cylinder is available in a variety of mounting styles and is suitable for indoor or optional outdoor/wet location applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Pendant Stem, Wall, Surface, and Cord.
- Wet location listed is available on lensed wall and surface mount models.
- Separate models available for our remote driver platforms of IRD and CentralDrive® (see below).
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.

TECHNICAL DATA

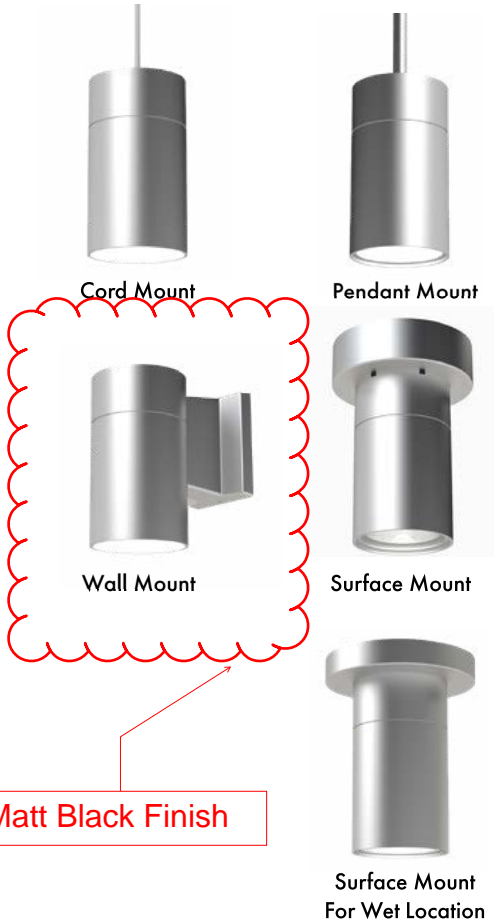
- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming.
- CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive™ high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

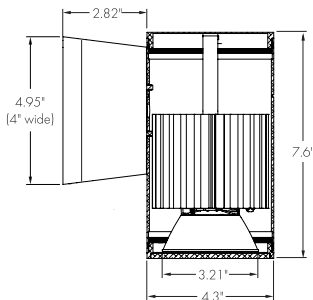
IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available.

CentralDrive® system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement.

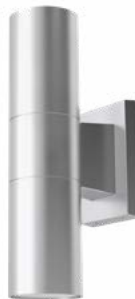
Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.



weight: 3.5lbs



Related Product



C74

[Click for Remote Driver Version](#)



HOW TO ORDER

Catalog #:

Example: C73S1535MDQ

Fixture Series	Mounting	Delivered Lumens	Thrive™	Color Temp	Beam Distribution
C73	<p>A¹ = Cord Mount W³ = Wall Mount P² = Pendant Mount S³ = Surface Mount</p> <p>Conduit Canopies⁸ CA¹ = Cord CP² = Pendant Stem CS = Surface</p>	<p>10 = 774L - 1010L, 8W 15 = 1085L - 1419L, 11.4W 20 = 1576L - 2005L, 16.5W 30 = 2271L - 2770L, 22.8W</p> <p>9 = 90 CRI</p>	<p>T = Thrive High-Fidelity Human-Centric Technology</p> <p>95 CRI. Use scaling factor of 0.68 to determine delivered lumens. Thrive not available on wet location model</p>	<p>65 = 6500K⁵ 57 = 5700K⁵ 5 = 5000K 4 = 4000K 35 = 3500K 3 = 3000K 27 = 2700K</p>	<p>N = 29° M = 43° W = 64°</p> <p>G1 = Wall Wash⁶ G2 = Forward Throw (Type 2)⁶ H = Honey Comb Louver⁷</p>

Dimming	Dimming	Finish	Options
<p>Blank = No Lens</p> <p>L9 = Clear Tempered Glass Lens (standard)</p> <p>L5 = Frosted Glass Lens L7 = Solite Micro-Prismatic Glass Lens</p> <p>Maximum lumen output for all lensed models is 3000.</p>	<p>DQ = 0-10V 120-277V (linear) OR forward/reverse phase 120V ONLY (linear)</p> <p>DT = 1% 0-10V (linear Dim-to-Off)</p> <p>DU = Efore 0-10V 1% (linear)</p>	<p>blank = Matte White SA = Satin Aluminum B = Matte Black Z = Bronze COLORS (See Last Page)</p>	<p>WL = Wet Location³</p> <p>F = Fuse and Fuse Holder</p> <p>IEM = EM Battery Pack w/ Integral Test Switch. Special Ceiling Canopy Required. Not available in wall mount or wet location models.</p>

¹ Specify canopy and cord color using "A" followed by number, e.g. "A2"
 1 = White canopy/ White cord 5 = Bronze canopy/ White cord 9 = White canopy/ Clear cord
 2 = White canopy/ Black cord 6 = Bronze canopy/ Black cord 10 = Black canopy/ Clear cord
 3 = Black canopy/ White cord 7 = Silver canopy/ White cord 11 = Silver canopy/ Clear cord
 4 = Black canopy/ Black cord 8 = Silver canopy/ Black cord 12 = Bronze canopy/ Clear cord

² Specify canopy finish using "P" or "CP" followed by the letter, e.g. "PW": W = White; B = Matte Black; A = Satin Aluminum; Z = Bronze.

³ Lens required for wet location models. Available only on wall mount and surface mount models. Not compatible with conduit canopies. Maximum lumen designation for wet location models is 20.

⁵ 6500K and 5700K not available in 90 CRI

⁶ Wall wash options can be open or used with clear lens (L9).

⁷ Contact sales department for beam distribution and lumen loss factor when using honey comb louver.

⁸ Conduit canopies cannot be wet location.

Stem Kit Specification:

Example: PKU24SA

Pendant Stem	Stem Length	Finish
<p>PKU = Swivel Pendant Kit For Pendant "P" and Conduit Canopy, "CP"</p>	<p>Stem Length: Specify in increments of 12 Inches, to be cut to length in the field.</p>	<p>W = Matte White SA = Satin Aluminum B = Matte Black Z = Bronze</p>

See page 4 for more information on mounting styles.

Fixture:		Type:	
Project:			

Thrive™ is a trademark of Bridgelux Inc
 Manufactured and tested to UL#1598/8750 and CSA standards.
 All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.

DELIVERED LUMENS

Data based on fixture with 3500K Color Temperature

FIXTURE	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
C73LBV1035KN	8	1000	1010	29°	129
C73LBV1035KM	8	1000	1006	43°	129
C73LBV1035KW	8	1000	1004	64°	129
C73LBV1035KG	8	1000	774	100°	99
C73LBV1535KN	11	1500	1419	29°	124
C73LBV1535KM	11	1500	1413	43°	124
C73LBV1535KW	11	1500	1410	64°	124
C73LBV1535KG	11	1500	1085	100°	99
C73LBV2035KN	16	2000	2005	29°	125
C73LBV2035KM	16	2000	1997	43°	124
C73LBV2035KW	16	2000	1993	64°	124
C73LBV2035KG	16	2000	1576	100°	99
C73LBV3035KN	23	3000	2770	29°	120
C73LBV3035KM	23	3000	2759	43°	120
C73LBV3035KW	23	3000	2753	64°	120
C73LBV3035KG	23	3000	2271	100°	99







Scaling factors for other color temperatures: 2700K = 0.92; 3000K = 0.97; 4000K = 1.01; 5000K=1.04; 5700K = 0.98; 6500K = 0.99

Scaling factor for 90 CRI=0.83

Scaling factor for Thrive Human Centric Technology = 0.68




MOUNTING CONFIGURATIONS

Standard Canopy Options (6.31" OD x 2.125" H)

Cord (A)	Pendant Mount (P)	Surface (S)
 <p>Supplied with 10' straight cord. Custom lengths available. Canopy adds 2.0" to overall length and measures 4.55" in diameter.</p>	 <p>Stem kit specified separately, e.g. PKU_ _ See Page 2 for how to order. Swivel mount pendant stem product allows cylinder to hang plumb up to 45° sloped ceiling. All stems are 3/8" IPS and specified in increments of 12 inches. They can be easily cut to specific length in field.</p>	 <p>Provided with mounting holes for securement to 4" octagon junction box.</p>
Wall	Emergency Ceiling Canopy	Wet Location Surface Mount
 <p>Standard bracket protrudes 2.82" from wall and measures 4.95" tall by 4.0" wide. Mounts to 4" octagon junction box.</p>	 <p>12.75" diameter 2.59"</p> <p>Available for surface, pendant stem and straight cord mounting styles and emergency options (IEM). Not available on wall mount models.</p>	 <p>6.31" 1"</p>

Conduit Canopy Options (6.31" OD x 4" H)

All conduit covers require a 1.5" deep surface junction box. Not suitable for wet location.

Cord (CA)	Pendant Mount (CP)	Surface (CS)
	 <p>Stem kit specified separately, e.g. PKU_ _ See Page 2 for how to order. Same Description as "P" mounting. See Above.</p>	

COLOR CHART

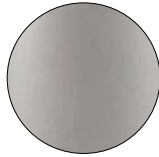
Standard Finishes (Powder Coat)



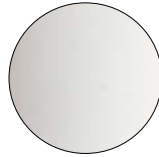
Matte Black (B)



Bronze (Z)



Satin Aluminum (SA)



Matte White (Blank)

Special Finishes Available. Contact our sales department.

